



# MAYOR AND COUNCIL AGENDA

NO. 12

DEPT.: / Community Planning and Development Services  
 Contact: Ryan McDavitt, Program Manager for Town Center

DATE: July 7, 2004

**ACTION:** Approval of Public Improvements Contract and authorization to proceed with a portion of Phase I Scope of Work.

To: Whiting-Turner

Of: Baltimore, MD

Total contract amount: \$8,045,930

Notice to Proceed amount: \$975,679

For: Phase I construction of Rockville Town Square

## ACTION STATUS:

FOR THE MEETING OF: 7/12/04

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

CONSENT AGENDA

**RECOMMENDATION:** Staff recommends the award of the contract to Whiting-Turner in the amount of approximately \$8,000,000 in a form approved by the City Attorney to provide construction services for the Rockville Town Square Project, and authorization to proceed with a limited scope of work in an amount not to exceed \$975,679.

**IMPACT:**  Environmental  Fiscal  Neighborhood  Other:

Funding: Sufficient funding is available in Account No. 420-600-0A80-0426.

**BACKGROUND:** In order to maintain the current project completion schedule and budget, the construction on the site work for the Rockville Town Square Project must start by July 15, 2004. To achieve that schedule the City of Rockville needs to award a construction contract for the public improvements (\$3,976,249) and a portion of the garage construction (\$4,069,681), in the total amount of \$8,045,930. That award will allow Whiting-Turner to contract with the sub-contractors needed to perform initial site work. Whiting-Turner will be given a Notice to Proceed (NTP) for a portion of the Phase I scope of work with a "not to exceed" amount of \$975,679. The initial not to exceed amount will allow 60 days of work while the full scope of work and costs are finalized. That information, along with the insurance provisions, will be presented to the Mayor and City Council at the July 26, 2004 meeting. With the approval of the Mayor and Council, the balance of the work can be authorized to proceed.

The public improvements Phase I scope of work will involve surveying, earthwork, utilities, sheeting and shoring, dewatering, general conditions, insurance, fees, and preconstruction services. The cost for that scope of work is approximately \$4,000,000. The notice to proceed on the remaining balance of the public improvements scope (approximately \$10,500,000) will be considered by the Mayor and Council on July 26, 2004. The balance of the contract will involve paving, fountains, sidewalks, landscaping, site amenities, etc.

Of the \$8,045,930 award under the initial scope, approximately \$4,000,000 will be for earthwork

associated with the public garage project. When the public garage project is awarded in early fall that amount will be transferred from the public improvements project to the public garage project. It is necessary to split the contract in this way to maintain the current construction schedule, and to realize a construction cost savings by reaching a large economy of scale.

The Owner Controlled Insurance Program (OCIP) will not be ready to be awarded on July 12, 2004. Whiting-Turner, as part of the above stated prices, will provide their own insurance until the OCIP is approved and in effect. After the OCIP is finalized, Whiting-Turner and sub-contactors will cancel their insurance and be covered under the OCIP.

	Public Improvements	Public Garages	Total
12 July 2004	\$3,976,249	\$4,069,681	\$8,045,930
26 July 2004	Approx. \$10.5 mil	\$0	Approx. \$10.5 mil
Fall		Approx. \$30 mil (+/-)	Approx. \$30 mil (+/-)
Total	Approx. \$14.5 mil	Approx. \$34 mil (+/-)	

Whiting-Turner was selected through a competitive negotiation process. The selection process included several phases as follows:

The general contractor selection process involved the City, FRIT and RD Rockville, LLC (the development team). The development team interviewed four potential candidates (Whiting-Turner, Bovis, Clark, Donohoe). Based on experience with this product type, familiarity with local environment, and financial capacity, these candidates were permitted to move forward. Each provided a conceptual budget, conceptual schedule, and conceptual phasing/constructability plan. The development team met with each of the candidates to review their submission package.

Donohoe was eliminated from the process at this point based on their budget and their understanding of the project. The three remaining candidates were each requested to update their price and schedule based on further design development. At this time Bovis withdrew from the process. The two final candidates presented a revised budget, project team, and construction plan to the development plan during a 2-hour interview. Whiting-Turner was selected based on their budget, project team, and familiarity with the project.

After Whiting-Turner was selected, they worked with the development team, engineers, architects and other consultants to develop a bid package. The bid package for the public improvements, garages and private improvements was distributed in May 2004. Bids were received in June. The development team has been meeting with Whiting-Turner regarding value engineering issues, scope issues, and validating the bids. The costs for the public improvements have been finally negotiated.

Section 17-88 of the City Code allows the City to utilize a special procurement procedure if the Mayor and Council make a written determination that a unique or unusual circumstance exists that makes competitive procurement process contrary to the City's interest. There must be a written record of the reasons justifying the special procurement.

Therefore, approval of this agenda item will also include a finding by the Mayor and Council that the public/private nature of the Town Square project, the City's contractual obligations to comply with the terms of the amended and restated GDA (approved June 2004) and the October 2003 MOU between the City and County create unique and/or unusual circumstances. There was the

competitive process previously described. These factors make the typical competitive procurement process contrary to the City's interest and justifies the special procurement procedure. It also will allow the Town Square to be completed on time.

In summary approval of this contract will allow construction, primarily earthwork and demolition, to begin. This will allow the City to do the pad work for the library site and to maintain the schedule.

**PREPARED BY:**

Ryan C. McDavitt  
Ryan McDavitt, Program Manager for Town Center

**APPROVE:**

Arthur D. Chambers, AICP, Director, CPDS

7/8/04

Date

**APPROVE:**

Eileen Morris, Contract Officer

7/8/04

Date

**APPROVE:**

Catherine Tuck Parrish, Acting City Manager

7/8/04

Date

**LIST OF ATTACHMENTS:**

- 1) Spread Sheet showing scope of work and mark-ups for Phase I of the Public Improvement Contract.
- 2) Spread Sheet showing scope of work to be preformed under the 60 day Not to Exceed value.

**Scope of Work for Phase I  
of Public Improvements**

Attachment 1

<b>Work Item</b>	<b>Public Improvements</b>	<b>Garage Contract</b>	<b>Total</b>
Surveying	\$45,150	\$9,375	\$54,525
Earthwork	\$621,100	\$2,930,570	\$3,551,670
Site Utilities	\$2,854,000	\$0	\$2,854,000
Sheeting & Shoring	\$0	\$661,200	\$661,200
Dewatering	\$0	\$42,536	<u>\$42,536</u>
Hard Cost subtotal	\$3,520,250	\$3,643,681	\$7,163,931
Gen. Conditions	\$245,280 (1)	\$192,000	\$437,280
Gen. Conditions Temp. Fencing	\$65,679	\$0	\$65,679
Insurance and Bonds (2)	\$49,000	\$49,000	\$98,000
Fixed Base Fee	\$77,840 (1)	\$78,000	\$155,840
Pre-Construction Services	<u>\$18,200 (1)</u>	<u>\$107,000</u>	<u>\$125,200</u>
Soft Cost subtotal	\$455,999	\$426,000	\$881,999
TOTAL	\$3,976,249	\$4,069,681	<b>\$8,045,930</b>

**Notes:**

(1) The amount of General Conditions, pre-construction, and fees for Phase I is a straight percentage (28%) of the Phase I hard cost to total project hard costs.

(2) The 1.285% is based on percentages from 7/6/04 site work GMP summary from Whiting-Turner. Liability insurance is 0.2%, Builders Risk insurance is 0.3%, and Price and Performance bond is 0.785%.

**Notice to Proceed  
60 Day Cash Flow  
Not to Exceed \$975,679**

Attachment 2

**Hard Costs**

Surveying	\$20,000
Earthwork	\$175,000
Utilities	\$200,000
Sheeting & Shoring	\$180,000
Dewatering	<u>\$150,000</u>
Sub-Total	\$725,000

**Soft Costs**

Pre-construction Reimbursement	\$100,000
Temp. Fencing (1)	\$65,679
General Conditions (2 months)	\$70,000
Insurance (2)	<u>\$15,000</u>
Sub-Total	\$250,679

Total	<b>\$975,679</b>
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**Notes:**

- (1) The cost of fencing is to ultimately be paid as part of the general conditions.  
However, a contract for the entire amount is needed to finance the site when construction begins.
- (2) This is an estimated amount assuming that Whiting-Turner and their sub contractors will need to provide their own insurance until the OCIP contract is finalized.

**Exhibit 2**  
**Listing of Drawings and Specifications**  
**Rockville Town Square**  
**Rockville Maryland**

**A. Contract Drawings**

<b>Drawing</b>	<b>Description</b>	<b>Date</b>
C-1	Cover Sheet - Index	5/7/04
C-2	Site Demolition Plan	5/7/04
C-3	Site Demolition Plan	5/7/04
C-4	Site Demolition Plan	5/7/04
C-5	Soil Erosion & Sediment Control Plan	5/7/04
C-6	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-7	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-8	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-9	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-10	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-11	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-12	Stormwater Management Plan	5/7/04
C-13	Stormwater Management Plan	5/7/04
C-14	Stormwater Management Plan	5/7/04
C-15	Stormwater Management Plan	5/7/04
C-16	Stormwater Management Plan	5/7/04
C-17	Grade Establishment Plan - Market Street	5/7/04
C-18	Grade Establishment Plan - Maryland Avenue	5/7/04
C-19	Mill/Overlay & Overall Utility Location Plan	5/7/04
C-20	Storm Drain & Paving Plan - Market Street	5/7/04
C-21	Storm Drain & Paving Plan - Maryland Avenue	5/7/04
C-22	Storm Drain & Paving Plan - Beall Avenue	5/7/04
C-23	Storm Drain & Paving Plan - East Middle Lane	5/7/04
C-24	Storm Drain & Paving Plan - North Washington Street	5/7/04
C-25	Storm Drain & Paving Plan - Hungerford Drive	5/7/04
C-26	Storm Drain Profiles	5/7/04
C-27	Storm Drain Profiles	5/7/04
C-28	Storm Drain & Paving Plan - Details	5/7/04
C-29	Water & Sewer Plan	5/7/04
C-30	Water & Sewer Plan	5/7/04
C-31	Water & Sewer Plan	5/7/04
C-32	Water & Sewer Plan	5/7/04
C-33	Water & Sewer Plan	5/7/04
TC-1	Traffic Signal East Middle & Maryland	3/29/04
TC-2	Traffic Signal Beall & Maryland	3/29/04
TC-3	Traffic Signal East Middle & North Washington	3/29/04
TC-4	Traffic Signal North Washington & Beall	3/29/04
TC-5	Signing & Pavement Marking Plan	3/29/04
TC-6	Signing & Pavement Marking Plan	3/29/04
TC-7	Signing & Pavement Marking Plan	3/29/04
LS-1	Landscape Plan- Overall Street Tree Plan	5/7/04
LS-2	Landscape Plan- Overall Paver/Site Furnishing Plan	5/7/04
LS-3	Landscape Plan- Maryland Ave	5/7/04

**Exhibit 2**  
**Listing of Drawings and Specifications**  
**Rockville Town Square**  
**Rockville Maryland**

<b>Drawing</b>	<b>Description</b>	<b>Date</b>
LS-4	Landscape Plan- North Washington Street	5/7/04
LS-5	Landscape Plan- Beall Avenue	5/7/04
LS-6	Landscape Plan - East Middle Lane	5/7/04
LS-7	Landscape Plan - Plaza Area	5/7/04
LS-8	Landscape Plan - Hungerford Drive	5/7/04
LS-9	Landscape Plan - Maryland Avenue	5/7/04
LS-10	Landscape Plan - Market Street	5/7/04
LS-11	Landscape Plan - Soil Panel, Wall & Fountain Locations	5/7/04
LS-12	Landscape Plan - Details	5/7/04
LS-13	Landscape Plan - Details	5/7/04
LS-14	Landscape Plan - Details	5/7/04
LS-15	Landscape Plan - Details	5/7/04
LS-16	Landscape Plan - Details	5/7/04
LS-17	Landscape Plan – Details	5/7/04
LS-18	Landscape Plan - Planting Plan	5/7/04
LS-19	Landscape Plan - Masonry Wall Details	5/7/04
LS-20	Landscape Plan - Fountain Details	5/7/04
LS-21	Landscape Plan - Fountain Details	5/7/04
LS-22	Landscape Plan - Plant List & Fountain Details	5/7/04
LS-23	Landscape Plan	5/7/04
LS-24	Landscape Plan	5/7/04
LS-25	Landscape Plan	5/7/04
LS-26	Landscape Plan	5/7/04
LS-27	Landscape Plan - Irrigation Plan	5/7/04
LS-28	Landscape Plan - Paving Section Plan	5/7/04
LS-29	Planting Plan - Parking Meter Details	5/7/04
LS-30	Landscape Plan – Spec. Tree Pit & Granite Curb Details	5/7/04
LT-1	Lighting Plan	5/7/04
E-1	Site Electrical Plan (Issued Via Addendum 1)	5/21/04

**Block ½ Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.11	Floor Plans	2/19/04
A1.12	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04
A3.12	Building Sections	2/19/04
A3.13	Building Sections	2/19/04

**Block 3B Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.11	Floor Plans	2/19/04
A1.12	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04

**Exhibit 2**  
**Listing of Drawings and Specifications**  
**Rockville Town Square**  
**Rockville Maryland**

**Block 4 Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.06	Floor Plans	2/19/04
A1.07	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04

**Block 5 Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.06	Floor Plans	2/19/04
A1.07	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04

**B. Contract Specifications**

Section	Description	Date	Pages
1300	Submittal Procedures	5/21/04	5 pages
1500	Temporary Facilities & Controls	5/21/04	5 pages
2110	Site Clearing	5/21/04	4 pages
2160	Excavation Support Systems	5/21/04	4 pages
2200	Earthwork	5/21/04	15 pages
2225	Building Demolition	5/21/04	3 pages
2324	Trenching	5/24/04	5 pages
2460	Soil Erosion & Sediment Control	5/21/04	3 pages
2511	Hot Mixed Asphalt Paving	5/21/04	3 pages
2520	Portland Cement Concrete Paving	5/21/04	8 pages
2580	Pavement Marking	5/21/04	3 pages
2620	Subdrainage	5/24/04	4 pages
2660	Water Systems	5/21/04	2 pages
2720	Storm Drain & Stormwater Systems	5/21/04	2 pages
2730	Sanitary Sewage Systems	5/21/04	2 pages
2780	Unit Pavers	5/24/04	6 pages
2784	Stone Pavers	5/24/04	4 pages
2810	Irrigation Systems	5/24/04	7 pages
2900	Landscaping	5/24/04	7 pages
2910	Soil Preparation and Soil Mixes	5/24/04	5 pages
2923	Landscape Grading	5/24/04	1 page
2930	Sodding	5/24/04	4 pages
3100	Concrete Formwork	5/21/04	7 pages
3200	Concrete Reinforcement	5/21/04	5 pages
3300	Cast in Place Concrete	5/21/04	11 pages
4810	Masonry	5/24/04	6 pages
4860	Stone Veneer	5/24/04	7 pages

**Rockville Town Square**  
**Exhibit 5**  
**Schedule of Values**

Bid Unit	Description	Sitework GMP	Partial Public Garage GMP		
01A	Surveying	\$ 50,650	\$ 9,375		
01B	Temporary Fence	In Genl. Conditions			
02A	Earthwork	\$ 668,900	\$ 2,930,570		
02B	Site Utilities	\$ 2,889,000			
02C	Site Concrete	\$ 732,485			
02D	Asphalt Paving	\$ 237,908			
02E	Sheeting & Shoring	\$ -	\$ 671,950		
02F	Pavers	\$ 702,045			
02G	Granite Curbs	\$ 255,990			
02H	Landscaping	\$ 614,740			
02I	Building Demolition	\$ 636,948			
02J	Site Masonry	\$ 245,400			
02K	Dewatering	\$ -	\$ 42,536		
02L	Traffic Signals	\$ 241,287			
02M	Site Amenities	\$ 315,598			
02N	Site Electric	\$ 2,471,178			
02O	Fountains	\$ 510,078			
	Subtotal	\$ 10,573,000			
	Environ. Cleanup (Allowance)	Not Included			
	Block 3A Undercut (Allowance)	\$ 200,000			
	Block 3A Allowance	\$ 2,350,000			
	Subtotal	\$ 13,123,000	\$ 3,655,000		
	General Conditions (Prorated)	\$ 876,000	\$ 192,000		
	Liability Insurance (0.7%) **	\$ 103,000	\$ 8,000		
	Builder's Risk Insurance (0.3%)	\$ 43,000	\$ 12,000		
	P & P Bond (0.785%)	\$ 111,000	\$ 31,000		
	Fee (Fixed Base Fee)	\$ 286,000	\$ 78,000		
	Preconstruction	\$ 65,000	\$ 107,000		
	Subtotal	\$ 14,607,000	\$ 4,083,000		
	Construction Contingency (2%)	\$ 293,000	\$ 82,000		
	Incentive Bonus:		++		
	Maryland Avenue	\$ 25,000			
	Market Street	\$ 25,000			
	Block 5 Garage	\$ -			
	Block 1/2 Garage	\$ -			
	Block 4 Garage	\$ -			
	Subtotal	\$ 14,950,000	\$ 4,165,000		
	<b>Total GMP</b>	<b>\$19,115,000</b>			
<b>Notes:</b>					
++ Incentive Bonus to be included in Complete GMP once it is established for this work					
** General Liability Rate will be adjusted to 0.2% upon implementation of OCIP					
<b>Alternates Included Above:</b>					
No. 12 Contractor Provided Insurance					
No. 13 Modify Specification to Allow for Backfill with ML Material					
No. 15 Payment and Performance Bond					

**Rockville Town Square**  
**Exhibit 6**  
**GC Scope and Billing Schedules**

COST CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	ITEM COST	COMMENTS
100002	Move In/Out	1	LS	15,000	15,000	
100007	Misc Yard Charges	1	LS	10,000	10,000	
110001	Small Tools & Epuip	32	MO	3,000	96,000	
110002	Misc Supplies	32	MO	3,000	96,000	
110005	Computer Networking	2	EA	4,000	8,000	
110005	Printers	3	EA	3,000	9,000	
110006	Copy Machine	0	LS	20,000	0	By RD Rockville
110007	Fax Machine	0	LS	3,500	0	By RD Rockville
110007	Office Furniture	1	LS	15,000	15,000	
120001	Drawings & Specs	1	ALLOW	75,000	75,000	
120002	Surveys	0	LS	0	0	In Cost of Work
120003	Layout & Grades	0	LS	0	0	By Subcontractors
120004	Testing & Inspection	0	LS	0	0	By Owner
120005	Permits	0	LS	0	0	By Owner
120008	As Built Dwgs	1	LS	25,000	25,000	
123100	Equipment Rental	0	LS	0	0	In Cost of Work
123150	Trailer Rental	0	MO	4,000	0	By RDR - Leased Office Space
123150	Trailer Ground Lease	0	ALLOW	142,500	0	Not Applicable
123150	Clean Trailers	0	MO	500	0	By RDR - Leased Office Space
122000	Postage & Shipping	32	MO	2,500	80,000	
1300025	General Project Supervision	1	LS	2,377,377	2,377,377	Wages including burden
1300025	Sitework Supervision	1	LS	932,177	932,177	
1300025	Block 5 & 4 Supervision	1	LS	1,274,226	1,274,226	
1300025	Block 1 & 2 Supervision	1	LS	1,118,971	1,118,971	
1300025	Block 3B & 3A Supervision	1	LS	690,848	690,848	
130009	Guard Service	1	ALLOW	150,000	150,000	
140002	Safety & Barricades	0	LS	0	0	In Cost of Work
140003	Temporary Roads	1	ALLOW	150,000	150,000	
140008	Project Signs	2	EA	4,000	8,000	
140009	Fence For Trailer Comp	0	LS	10,000	0	Not Applicable
140009	Construction Fence	1	ALLOW	65,700	65,700	
150001	Progress Photos	32	MO	500	16,000	
150004	CPM Set Up/Equip.	1	LS	15,000	15,000	
151000	QC/Safety Program	32	MO	1,000	32,000	
160002	Tool Trailers	32	MO	600	19,200	3 trailers
160004	Owner /Arch Trailers	0	MO	1,200	0	By Owner - Leased Office Space
160005	Install Trailer Telephone	0	LS	6,000	0	By Owner - Leased Office Space
160005	Phone Rental	0	MO	500	0	By Owner - Leased Office Space
160006	Telephone Charges	32	MO	150	4,800	DSL Service Only
160007	Install Trailer Elec	0	LS	25,000	0	By Owner - Leased Office Space
160008	Trailer Elec Charges	0	MO	1,500	0	By Owner - Leased Office Space
160009	Install Trailer Water/San	0	LS	25,000	0	By Owner - Leased Office Space
160009	Water Charges	32	MO	200	6,400	
160011	Sanitary Facilities	32	MO	2,500	80,000	
160012	Job Drinking Water/Ice	32	MO	500	16,000	
160019	Mock ups	0	LS	0	0	In Cost of Work
170001	Daily Clean Up	0	LS	0	0	In Cost of Work
170002	Street Cleaning	1	ALLOW	150,000	150,000	

**Rockville Town Square**  
**Exhibit 6**  
**GC Scope and Billing Schedules**

COST CODE	DESCRIPTION	QTY	UNIT	UNIT PRICE	ITEM COST	COMMENTS
170002	Final Clean Up	0	LS	0	0	In Cost of Work
170006	Trash Removal	0	LS	0	0	In Cost of Work
180001	Travel	1	LS	25,000	25,000	
199100	Builders Risk Insurance	0	LS	0	0	See Summary Sheet
199100	Insurance	0	LS	0	0	See Summary Sheet
199100	P & P Bond	0	LS	0	0	See Summary Sheet
	Preconstruction	0	LS	0	0	See Summary Sheet
	RDR Office Costs	1	LS	775,500	775,500	
<b>Total General Conditions</b>					<b>8,337,000</b>	

**Prorated General Conditions:**

Sitework	8.50%	709,000
Block 3A	2.00%	167,000
Public Garages	21.50%	1,793,000
Private Garages	4.00%	333,000
Retail	8.00%	666,000
Residential	56.00%	4,669,000



**CARPENTERS LOCAL - Baltimore District - 801 W. Patapsco Avenue, Baltimore, MD (410) 355-5555**

RATE EFFECTIVE: 04/01/2004  
 NEXT REVISION: 04/01/2005  
 CONTRACT EXPIRES: 03/31/2005

	GENERAL FOREMAN			FOREMAN			JOURNEYMAN		
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W.	3.30	0.00	0.00	3.30	0.00	0.00	3.30	0.00	0.00
PENSION	1.65	0.00	0.00	1.65	0.00	0.00	1.65	0.00	0.00
APPRENTICE/TRAINING	0.27	0.00	0.00	0.27	0.00	0.00	0.27	0.00	0.00
CIAP/LMC/ANNUTY	2.14	0.00	0.00	2.14	0.00	0.00	2.14	0.00	0.00
WORKMAN'S COMP. - MI	14.86%	3.66	0.00	3.51	0.00	0.00	3.36	0.00	0.00
SOCIAL SECURITY	7.65%	1.88	2.82	3.76	1.81	2.71	3.61	1.73	2.59
STATE UNEMPLOY.	6.50%	1.60	2.40	3.20	1.53	2.30	3.07	1.47	2.20
FEDERAL UNEMPLOY.	0.80%	0.20	0.30	0.39	0.19	0.28	0.38	0.18	0.27
BASE RATE		24.60	36.90	49.20	23.60	35.40	47.20	22.60	33.90
<b>TOTAL WT COSTS</b>	<b>39.30</b>	<b>42.42</b>	<b>56.55</b>	<b>38.00</b>	<b>40.69</b>	<b>54.26</b>	<b>36.70</b>	<b>38.96</b>	<b>51.96</b>

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

**CARPENTERS LOCAL - Baltimore District - 801 W. Patapsco Avenue, Baltimore, MD (410) 355-5555**

RATE EFFECTIVE: 04/01/2004  
 NEXT REVISION: 04/01/2005  
 CONTRACT EXPIRES: 03/31/2005

## CONCRETE WORK

	GENERAL FOREMAN			FOREMAN			JOURNEYMAN		
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W.	3.30	0.00	0.00	3.30	0.00	0.00	3.30	0.00	0.00
PENSION	1.65	0.00	0.00	1.65	0.00	0.00	1.65	0.00	0.00
APPRENTICE/TRAINING	0.27	0.00	0.00	0.27	0.00	0.00	0.27	0.00	0.00
CIAP/LMC/ANNUITY	2.14	0.00	0.00	2.14	0.00	0.00	2.14	0.00	0.00
WORKMAN'S COMP. - M	19.23%	4.73	0.00	4.54	0.00	0.00	4.35	0.00	0.00
SOCIAL SECURITY	7.65%	1.88	2.82	3.76	1.81	2.71	3.61	1.73	2.59
STATE UNEMPLOY.	6.50%	1.60	2.40	3.20	1.53	2.30	3.07	1.47	2.20
FEDERAL UNEMPLOY.	0.80%	0.20	0.30	0.39	0.19	0.28	0.38	0.18	0.27
BASE RATE		24.60	36.90	49.20	23.60	35.40	47.20	22.60	33.90
<b>TOTAL WT COSTS</b>	<b>40.37</b>	<b>42.42</b>	<b>56.55</b>	<b>39.03</b>	<b>40.69</b>	<b>54.26</b>	<b>37.69</b>	<b>38.96</b>	<b>51.96</b>

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

**CEMENT MASONS 4324 York Road Baltimore MD 21212 (410) 243-8255**

RATE EFFECTIVE: 04/01/2004

NEXT REVISION: 04/01/2005

CONTRACT EXPIRES: 03/31/2005

	GENERAL FOREMAN				FOREMAN				JOURNEYMAN			
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W.	1.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
PENSION	2.05	0.00	0.00	2.05	0.00	0.00	0.00	0.00	0.00	2.05	0.00	0.00
APPRENTICE	0.31	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00
CIAP/LMC	0.14	0.00	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.00
ANNUITY	2.00	0.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00
WORKMAN'S COMP. - MC	19.23%	4.88	0.00	4.69	0.00	0.00	0.00	0.00	0.00	4.50	0.00	0.00
SOCIAL SECURITY	7.65%	1.94	2.91	3.89	1.87	2.80	3.73	1.79	2.69	3.58		
STATE UNEMPLOY.	6.50%	1.65	2.48	3.30	1.59	2.38	3.17	1.52	2.28	3.04		
FEDERAL UNEMPLOY.	0.80%	0.20	0.30	0.41	0.20	0.29	0.39	0.19	0.28	0.37		
BASE RATE		25.40	38.10	50.80	24.40	36.60	48.80	23.40	35.10	46.80		
<b>TOTAL WT COSTS</b>		<b>39.57</b>	<b>43.79</b>	<b>58.40</b>	<b>38.25</b>	<b>42.07</b>	<b>56.09</b>	<b>36.90</b>	<b>40.35</b>	<b>53.79</b>		

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

**IRONWORKERS 2008 Merritt Avenue Baltimore MD 21222 (410) 284-4750**

RATE EFFECTIVE: 04/01/2004  
 NEXT REVISION: 04/01/2005  
 CONTRACT EXPIRES: 03/31/2005

	GENERAL FOREMAN			FOREMAN			JOURNEYMAN		
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W.	4.88	0.00	0.00	4.88	0.00	0.00	4.88	0.00	0.00
PENSION	3.84	0.00	0.00	3.84	0.00	0.00	3.84	0.00	0.00
APPR/IND/II	0.41	0.00	0.00	0.41	0.00	0.00	0.41	0.00	0.00
ANNUITY	3.00	0.00	0.00	3.00	0.00	0.00	3.00	0.00	0.00
WORKMAN'S COMP. - MI	34.70%	9.99	0.00	9.82	0.00	0.00	9.30	0.00	0.00
SOCIAL SECURITY	7.65%	2.20	3.30	4.41	2.16	3.25	4.33	2.05	3.08
STATE UNEMPLOY.	6.50%	1.87	2.81	3.74	1.84	2.76	3.68	1.74	2.61
FEDERAL UNEMPLOY.	0.80%	0.23	0.35	0.46	0.23	0.34	0.45	0.21	0.32
BASE RATE		28.80	43.20	57.60	28.30	42.45	56.60	26.80	40.20
<b>TOTAL WT COSTS</b>	<b>55.22</b>	<b>49.66</b>	<b>66.21</b>	<b>54.48</b>	<b>48.80</b>	<b>65.06</b>	<b>52.23</b>	<b>46.21</b>	<b>61.61</b>

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

## LABORERS DISTRICT COUNCIL - Harford Road, Baltimore MD (410) 323-2005

RATE EFFECTIVE: 04/01/2004  
 NEXT REVISION: 04/01/2005  
 CONTRACT EXPIRES: 03/31/2005

FOREMAN				SKILLED				SEMI-SKILLED				CONSTRUCTION				GENERAL			
S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.		
H. & W. PENSION TRAINING/LECET CIAP	2.05 0.75 0.43 0.12	0.00 0.00 0.00 0.00	0.00 0.75 0.28 0.12	2.05 0.00 0.00 0.00	0.00 0.75 0.28 0.12	0.00 0.00 0.00 0.00	2.05 0.75 0.28 0.12	0.00 0.00 0.00 0.00	2.05 0.75 0.28 0.12	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	2.05 0.75 0.28 0.12	0.00 0.00 0.00 0.00	2.05 0.75 0.28 0.12	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00		
WORKMAN'S COMP. - M:	9.82%	1.70	0.00	0.00	1.60	0.00	0.00	1.58	0.00	0.00	1.55	0.00	0.00	1.47	0.00	0.00	0.00		
SOCIAL SECURITY STATE UNEMPLOY. FEDERAL UNEMPLOY.	7.85% 6.50% 0.80%	1.35 1.15 0.14	2.03 1.72 0.21	2.70 2.29 0.28	1.27 1.08 0.13	1.91 1.62 0.20	2.55 2.16 0.27	1.26 1.07 0.13	1.88 1.60 0.20	2.52 2.14 0.26	1.24 1.05 0.13	1.85 1.57 0.19	2.47 2.10 0.28	1.17 1.10 0.19	1.76 1.48 0.12	2.34 1.39 0.24			
BASE RATE		17.65	28.48	35.30	16.85	24.98	33.30	18.45	24.88	32.90	18.15	24.23	32.30	15.30	22.85	30.60			
TOTAL WT COSTS		25.34	30.44	40.57	23.93	26.71	36.28	23.89	26.37	37.42	23.32	27.84	37.13	22.25	26.38	35.17			

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

## LABORERS LOCAL #194 &amp; #516 - CONCRETE CONSTRUCTION

RATE EFFECTIVE: 04/01/2003  
 NEXT REVISION: 04/01/2004  
 CONTRACT EXPIRES: 03/31/2005

NOTE: THIS SHEET REPRESENTS A HIGHER WORKMAN'S COMP RATE

	FOREMAN			SKILLED			SEMI-SKILLED			CONSTRUCTION			GENERAL		
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W.	2.05	0.00	0.00	2.05	0.00	0.00	2.05	0.00	0.00	2.05	0.00	0.00	2.05	0.00	0.00
PENSION	0.75	0.00	0.00	0.75	0.00	0.00	0.75	0.00	0.00	0.75	0.00	0.00	0.75	0.00	0.00
TRAINING/LECET	0.43	0.00	0.00	0.28	0.00	0.00	0.28	0.00	0.00	0.28	0.00	0.00	0.28	0.00	0.00
CIAP	0.12	0.00	0.00	0.12	0.00	0.00	0.12	0.00	0.00	0.12	0.00	0.00	0.12	0.00	0.00
WORKMAN'S COMP.	3.39	0.00	0.00	3.20	0.00	0.00	3.16	0.00	0.00	3.11	0.00	0.00	2.94	0.00	0.00
SOCIAL SECURITY	7.65%	1.35	2.03	2.70	1.27	1.91	2.55	1.26	1.89	2.52	1.24	1.85	2.47	1.17	1.76
STATE UNEMPLOY.	6.50%	1.15	1.72	2.29	1.08	1.62	2.18	1.07	1.60	2.14	1.05	1.57	2.10	0.99	1.49
FEDERAL UNEMPLOY.	0.80%	0.14	0.21	0.28	0.13	0.20	0.27	0.13	0.20	0.26	0.13	0.19	0.26	0.12	0.18
BASE RATE		17.85	26.48	35.30	16.86	24.98	33.30	16.45	24.68	32.80	16.15	24.23	32.30	15.30	22.95
TOTAL WT COSTS		<b>27.03</b>	<b>30.44</b>	<b>40.57</b>	<b>25.53</b>	<b>28.71</b>	<b>38.28</b>	<b>25.27</b>	<b>28.37</b>	<b>37.82</b>	<b>24.88</b>	<b>27.84</b>	<b>37.13</b>	<b>23.72</b>	<b>26.38</b>
															<b>35.17</b>

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

## OPERATING ENGINEERS 5901 Harford Road Suite A, Baltimore, MD 21214 (410) 254-2030

RATE EFFECTIVE: 04/01/2004  
 NEXT REVISION: 04/01/2005  
 CONTRACT EXPIRES: 03/31/2005

**OPERATOR'S RATE BELOW IS BASED ON EQUIPMENT BEING OPERATED**  
 (SEE NEXT PAGE FOR OPERATORS WORKING WITH SPECIFIC CRAFTS - AGREEMENT HAS A "ME TO" CLAUSE  
 MEANING OPERATORS RECEIVE SAME PAY RATE AS A CRAFT WITH A HIGHER PAY RATE THAN OPERATORS)

	GROUP I			GROUP II			GROUP III		
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W.	4.50	0.00	0.00	4.50	0.00	0.00	4.50	0.00	0.00
PENSION	2.50	0.00	0.00	2.50	0.00	0.00	2.50	0.00	0.00
APPRENTICE/CIAP	0.52	0.00	0.00	0.52	0.00	0.00	0.52	0.00	0.00
ANNUITY	1.70	0.00	0.00	1.70	0.00	0.00	1.70	0.00	0.00
WORKMAN'S COMP.	19.23%	4.71	0.00	4.33	0.00	0.00	4.13	0.00	0.00
SOCIAL SECURITY	7.65%	1.87	2.81	3.75	1.72	2.58	3.44	1.64	2.47
STATE UNEMPLOY.	6.50%	1.59	2.39	3.19	1.46	2.19	2.93	1.40	2.10
FEDERAL UNEMPLOY.	0.80%	0.20	0.29	0.39	0.18	0.27	0.36	0.17	0.26
BASE RATE		24.50	36.75	49.00	22.50	33.75	45.00	21.50	32.25
<b>TOTAL WT COSTS</b>		<b>42.09</b>	<b>42.24</b>	<b>56.33</b>	<b>39.41</b>	<b>38.79</b>	<b>51.73</b>	<b>38.06</b>	<b>37.08</b>
									<b>49.43</b>

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

## OPERATING ENGINEERS 5901 Harford Road Suite A, Baltimore, MD 21214 (410) 254-2030

RATE EFFECTIVE:  
04/01/2004  
NEXT REVISION:  
04/01/2005  
CONTRACT EXPIRES:  
03/31/2005

WORKMAN'S COMP DOLLAR AMOUNT HAS BEEN CHANGED TO REFLECT THE APPLICABLE CRAFT

	34.70%			9.95%			47.78%		
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W. PENSION	4.25	0.00	0.00	4.25	0.00	0.00	4.25	0.00	0.00
APPRENTICE/CIAP	2.50	0.00	0.00	2.50	0.00	0.00	2.50	0.00	0.00
ANNUTY	0.52	0.00	0.00	0.52	0.00	0.00	0.52	0.00	0.00
WORKMAN'S COMP.	1.70	0.00	0.00	1.70	0.00	0.00	1.70	0.00	0.00
Varies	9.30	0.00	0.00	2.90	0.00	0.00	15.36	0.00	0.00
SOCIAL SECURITY	7.65%	2.05	3.08	4.10	2.23	3.35	4.46	2.46	3.69
STATE UNEMPLOY.	6.50%	1.74	2.61	3.48	1.89	2.84	3.79	2.09	3.13
FEDERAL UNEMPLOY.	0.80%	0.21	0.32	0.43	0.23	0.35	0.47	0.26	0.39
BASE RATE	26.80	40.20	53.60	29.15	43.73	58.30	32.15	48.23	64.30
<b>TOTAL WT COSTS</b>	<b>49.07</b>	<b>46.21</b>	<b>61.81</b>	<b>45.37</b>	<b>50.27</b>	<b>67.02</b>	<b>61.29</b>	<b>55.44</b>	<b>73.91</b>

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

## THE WHITING-TURNER CONTRACTING CO.

Rockville Town Square

Exhibit 7

Craft Labor Rates

## TEAMSTERS LOCAL #311

RATE EFFECTIVE: 06/01/2003  
 NEXT REVISION: 06/01/2004  
 CONTRACT EXPIRES: 05/31/2004

	TRACTOR/TRAILER			PICKUP/FLATBED			FORKLIFT		
	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.	S.T.	O.T.	D.T.
H. & W. PENSION	3.35 3.00	0.00 0.00	0.00 0.00	3.35 3.00	0.00 0.00	0.00 0.00	3.35 3.00	0.00 0.00	0.00 0.00
WORKMAN'S COMP.	8.09%	1.86	0.00	0.00	1.70	0.00	0.00	1.84	0.00
SOCIAL SECURITY	7.65%	1.76	2.64	3.52	1.61	2.42	3.22	1.74	2.60
STATE UNEMPLOY.	6.50%	1.50	2.24	2.98	1.37	2.05	2.74	1.48	2.21
FEDERAL UNEMPLOY.	0.80%	0.18	0.28	0.37	0.17	0.25	0.34	0.18	0.27
BASE RATE	23.00	34.50	46.00	21.05	31.58	42.10	22.70	34.05	45.40
<b>TOTAL WT COSTS</b>	<b>34.85</b>	<b>39.88</b>	<b>52.88</b>	<b>32.25</b>	<b>36.30</b>	<b>48.40</b>	<b>34.29</b>	<b>39.13</b>	<b>52.18</b>

1. These rates are subject to change based on revisions to union agreements once the current union contract expires

Rockville Town Square  
Exhibit 7  
Insurance and Bond Rates

**Payment and Performance Bond:**

The rate charged for the payment and performance bond is 0.785% of the contract value. Once the bond is obtained, there are no reductions to the total bond cost based on deductive changes to the contract sum. Increases to the contract sum will be charged at the rate stipulated above.

**General Liability Insurance:**

The rate charged for general liability insurance is 0.7% of the contract value based on the contractor providing insurance. If an Owner Controlled Insurance Program is implemented, the rate will reduce to 0.2%. This reduced rate is for insurance coverage that the contractor is required to maintain under a standard OCIP program.

**Builder's Risk Insurance:**

The rate charged for builder's risk insurance is 0.3% of the contract value subject to deductibles as provided in the policy.

**Mark-Up on Changes to the GMP:**

The same insurance and bond rates as indicated above will apply to additive changes to the original scope of the project. For deductive scope changes to the work there will be no adjustment for insurance and bonds made to the contract amount. The exception to this item would be for Alternate No. 3 – Deleting the Block 4 Scope of Work as outlined in Exhibit 11, in which case a deduct is identified for insurance within the pricing of the alternate.

**Rockville Town Square**  
**Exhibit 8**  
**GMP Assumptions and Clarifications**

**General**

1. Our proposal is based on a 32 month schedule with the following schedule dates:

• Notice to Proceed/Permit Issuance	July 16, 2004
• Maryland Avenue Opening	August 30, 2006
• Market Street Opening	October 2, 2006
• Block 5 Completion	October 30, 2006
• Block 3B Completion	November 30, 2006
• Block 1/2 Completion	December 29, 2006
• Block 4 Completion	March 14, 2007
• Grand Opening	March 14, 2007

Furthermore, the following assumptions were made relative to the project duration to maintain a 32 month schedule.

- a. Expedited procedure for review of critical submittals (sheeting & shoring and concrete) to allow for procurement of material
- b. Commitment from City of Rockville SEC inspectors to allow deviation from the sequence outlined on the plans.
- c. Funding of the excavation and sheeting and shoring at Block 3B prior to Second Closing.
- d. City of Rockville allows off-site work on multiple streets at one time.
- e. Cast in place concrete will be bid based on the 75% construction documents to be issued by August 15, 2004 for all blocks to facilitate a mid October 2004 start of foundations in block 5.
- f. The building construction durations are subject to fluctuation based on final design and evaluation with subcontractors.

2. This proposal is based on the following contract documents:

- a. Civil and Landscape Plans prepared by Macris, Hendricks and Glascock dated 5/7/04
- b. Specifications prepared by Macris, Hendricks and Glascock dated 5/21/04 & 5/24/04
- c. Traffic Control Plans prepared by Wells and Associates dated 3/29/04
- d. Block 1/2, 3B, 4, and 5 Schematic Plans prepared by WDG Architecture dated 2/19/04
- e. Geotechnical Report for New Rockville Library prepared by ECS dated 4/21/03
- f. Geotechnical Report for Rockville Town Center Phase I dated 4/29/03
- g. Environmental Work Plan prepared by Island Environmental dated May 2004
- h. Health and Safety Plan prepared by Island Environmental dated May 2004
- i. Extent of Sheeting and Shoring Plan prepared by Whiting-Turner dated 5/21/04
- j. Public Utility Infrastructure Plan prepared by Utility Systems dated 5/8/04

3. This proposal is based on mutually agreeable contract terms as previously negotiated.

4. This proposal does not include:

- Site, building, or health department permit fees, local assessment fees, or impact fees.
- Environmental Permits
- Hazardous substance abatement or removal required for building demolition
- Removal, relocation, or repair of existing utilities, equipment, or structures not shown on the drawings.
- Testing and Inspections.

**Rockville Town Square**  
**Exhibit 8**  
**GMP Assumptions and Clarifications**

- Costs/delays due to abnormal weather.
- Utility company charges/fees except for our temporary service.
- Dewatering other than for normal rainfall.
- Costs due to design refinement, errors, or conflicts with code requirements.
- Rock or unsuitable soil removal/replacement.
- Final property survey.
- Snow removal.
- Cleaning of existing utilities
- Payment and Performance Bond (See Alternate 15)

5. Our proposal includes the following Allowances:

• Block 3A - Retail/Cultural Arts Building	\$2,350,000
• Block 3A Undercut	\$ 200,000
• Environmental Remediation at Block 3B and 4	Not Included
• City Required Traffic Control	\$ 25,000
• Water Service to Fountains	\$ 10,000
• Irrigation Taps	\$ 10,000
• Site Maintenance Hose Bibbs	\$ 15,000
• Water Taps to Plaza Drinking Fountains	\$ 5,000
• Bus Shelter	\$ 15,000
• Open Metal Pavillion	Not Included
• Site Lighting/Power	\$1,306,050
• Power to Irrigation Controllers	\$ 20,000
• Power to Fountains	\$ 18,500
• Power and Communications to Kiosks	\$ 11,500
• Power to Freestanding Signage	\$ 8,500
• Special Events Lighting/Power/Communications	<u>\$ 15,000</u>
 Total Allowances	 <u>\$4,148,050</u>

6. We have included a \$100,000 incentive bonus within the GMP which would be tied to the milestone dates for Maryland Avenue and Market Street of \$50,000 each, allocated as requested. The remaining \$400,000 incentive bonus will be tied to milestones within the remaining contracts.
7. We have based this proposal on constructing the entire Rockville Town Square project which has provided economies in Fee and General Conditions to this proposal. Equitable adjustment shall be made to the Fee and General Conditions within this GMP if portions of the project are cancelled or not contracted with Whiting-Turner.
8. We have included utility laterals to the building as shown on the plans. Additional costs associated with coordination for pipe size and quantity upon completion of the building design is not included.
9. Asphalt paving is based on liquid asphalt pricing allowance of \$185/ liquid ton (May 2004). An adjustment to this pricing will need to be made once the work begins.

**Rockville Town Square**  
**Exhibit 8**  
**GMP Assumptions and Clarifications**

10. Sheeting and shoring will be placed online with the building face. This will require bentonite waterproofing panels attached to the lagging and elimination of the perimeter drain. This will be addressed in the garage budgets.
11. We have not included repairs to existing utility valve road boxes and manhole castings.
12. We have not included protection of pavers during retail tenant fit-out.
13. We have not included any settlement or vibration monitors in existing structures. WT will perform a photographic survey prior to the start of construction for adjacent building surfaces to the project.
14. Granite curbs are provided as Mt. Airy Granite out of North Carolina. The Champlain curb company does not manufacture curbs.
15. An equalization frac-tank is not included in the dewatering of the garage excavation. This cost if required will be incurred as part of the environmental remediation allowance
16. Backflow prevention devices for the irrigation, fountains, and drinking fountains will be provided under the building contract.
17. Additional dewatering costs for the below grade structures will be included in the garage contracts.
18. Allowances within the lump sum General Conditions for the entire project are as follows:

• Guard Service	\$150,000
• Temporary Roads	\$150,000
• Street Cleaning	\$150,000
• Drawing Reproduction	\$ 75,000
19. We have not received the Exhibits regarding easements and zoning conditions referred to in the contract, and therefore do not include any special provisions regarding same.
20. We have assumed that the Owner will provide workman's compensation, general liability, and pollution insurance through an OCIP for Whiting-Turner and all subcontractors. We also assume that the Owner will be responsible for all deductibles under this program.
21. We have included Builder's Risk Coverage.
22. This GMP is based upon the following terms as established at our July 1, 2004 meeting:

1). The General Conditions shall be an actual cost component of the Guaranteed Maximum Price in lieu of a fixed lump sum or guaranteed line item maximum amount. This cost shall be billed based on actual expenses and payroll with a fixed burden rate for which Whiting-Turner shall provide a detailed breakdown for review and approval. The GMP value for General conditions shall be \$8,337,000 based on the attached breakdown which shall be allocated over the separate contracts for this project on a prorata basis. This value is also based upon the following schedule parameters:

**Rockville Town Square**  
**Exhibit 8**  
**GMP Assumptions and Clarifications**

- Sitework Authorization to Proceed and permit will be given by no later than 7/12/04 after the City Council meeting. In the meantime, Whiting-Turner will make awards to productively start work by that date. The contract will be formally brought before the City Council on 7/26/04.
- Structural CDs will be complete for block 5 by 8/1 and other blocks by 8/15 to enable Whiting-Turner to bid the rebar and concrete work and start block 5 foundations in mid October. (We will also need to coordinate the design/permitting so that we are able to start underground plumbing below the garage to support the concrete work)
- Demolition will be able to begin by no later than 8/15/04.
- 100% CD's for Block 5 and 3B and 75% CD's for 1/2 and 4 will be issued for bid no later than 10/1/04 so that a GMP can be established by 12/1/04 for the second closing.
- The additional parking at Block 4 will be evaluated as it relates to the schedule, and Whiting-Turner will endeavor to complete that additional work within the timeframe of the current schedule. If this is not reasonably practical and the schedule must be extended for this extra work, any related impact on the general conditions cost will be compensated thru remaining contingency/savings within the GMP, prior to any savings split. If contingency/savings are not available to cover this, then the GMP will be equitably adjusted.

2). The base fee and incentive fee shall remain as previously established as indicated on the attached exhibit.

3) Any GMP savings shall be split 70/30 between the owner and contractor respectively with a cap on the contractor's share of 800,000. This savings cap will be divided between the 3 contracts based on the value of each contract and the savings under each contract will be calculated independently of the other contracts.

## Rockville Town Square

### Exhibit 8 - Contractor Base and Incentive Fee

#### **Base Fee**

The contractor's base fee for the Rockville Town Square Project shall be a fixed lump sum amount of 2,350,000 for a GMP value up to 120 million, plus a share in the savings on this project as agreed between the parties.. For increases in the GMP value above 120 million, the fixed fee shall be adjusted by 2% of the increase amount. This base fee shall be allocated to the 3 contracts prorata based on the value of each contract.

#### **Incentive Fee**

In addition to the base fee, Contractor shall be entitled to an Incentive Fee based upon substantial completion of specific project milestones as follows:

1. Completion of work necessary for opening of Md Ave	\$ 50,000
2. Completion of work necessary for opening of Market St	\$ 50,000
3. Completion of work necessary for opening of Blk 5 garage	\$ 50,000
4. Completion of work necessary for opening of Blk 2 garage	\$ 50,000
5. Completion of work necessary for opening of Blk 4 garage	\$ 50,000
6. Completion of work necessary to obtain CofO for Blk 5 bldgs	\$50,000
7. Completion of work necessary to obtain CofO for Blk 3B bldgs	\$50,000
8. Completion of work necessary to obtain CofO for Blk 1-2 bldgs	\$100,000
9. Completion of work necessary to obtain CofO for Blk 4 bldgs	<u>\$50,000</u>
Total Incentive Fee	<u>\$500,000</u>

The dates for achievement of these milestones shall be established by the project schedule and shall be adjusted for time extensions as permitted by the terms of the agreement.





Activity ID	Activity Description	Ong Dur	Rem Dur	Early Start	Early Finish	CTRS	
						Block 3B Schematic Design Drawings	Block 3B Schematic Design Drawings
700	Block 3B Schematic Design Drawings	50	0 15DEC03A	19FEB04A	DESG	Block 3B Schematic Design Drawings	Block 3B Schematic Design Drawings
710	Block 3B Design Development Drawings	45	0 20FEB04A	12MAY04A	DESG	Block 3B Design Development Drawings	Block 3B Design Development Drawings
720	Issue Block 3B Schmatic Drawings	0	0	01MAR04A	DESG	Issue Block 3B Schmatic Drawings	Issue Block 3B Schmatic Drawings
730	Issue Block 3B Design Development Drawings	0	0	12MAY04A	DESG	Issue Block 3B Design Development Drawings	Issue Block 3B Design Development Drawings
780	Block 3B 75% Drawings	50	6 13MAY04A	23JUL04	DESC	Block 3B 75% Drawings	Block 3B 75% Drawings
790	Issue Block 3B 75% Drawings	0	0	23JUL04	DESC	Issue Block 3B 75% Drawings	Issue Block 3B 75% Drawings
880	Block 3B 100% CD's	29	29 26JUL04	02SEP04	DESC	Block 3B 100% CD's	Block 3B 100% CD's
785	Submit for Block 3B Permit	40	40 04AUG04*	28SEP04	DESC	Submit for Block 3B Permit	Submit for Block 3B Permit
880	Issue Block 3B 100% CD's	0	0	02SEP04	DESC	Issue Block 3B 100% CD's	Issue Block 3B 100% CD's
19000	Obtain Block 3B Permits (Grading, NDPEs, Bldg)	0	0	02SEP04	DESC	Obtain Block 3B Permits (Grading, NDPEs, Bldg)	Obtain Block 3B Permits (Grading, NDPEs, Bldg)
1000	Block 1/2 Schematic Design Drawings	50	0 15DEC03A	19FEB04A	DESG	Block 1/2 Schematic Design Drawings	Block 1/2 Schematic Design Drawings
1010	Block 1/2 Design Development Drawings	45	0 20FEB04A	12MAY04A	DESG	Block 1/2 Design Development Drawings	Block 1/2 Design Development Drawings
1020	Issue Block 1/2 Schmatic Drawings	0	0	01MAR04A	DESG	Issue Block 1/2 Schmatic Drawings	Issue Block 1/2 Schmatic Drawings
1030	Issue Block 1/2 Design Development Drawings	0	0	12MAY04A	DESG	Issue Block 1/2 Design Development Drawings	Issue Block 1/2 Design Development Drawings
1080	Block 1/2 75% Drawings	64	18 13MAY04A	10AUG04	DESC	Block 1/2 75% Drawings	Block 1/2 75% Drawings
1080	Issue Block 1/2 75% Drawings	0	0	10AUG04	DESC	Issue Block 1/2 75% Drawings	Issue Block 1/2 75% Drawings
1085	Submit for Block 1/2 Permit	40	40 11AUG04	05OCT04	DESC	Submit for Block 1/2 Permit	Submit for Block 1/2 Permit
1160	Block 1/2 100% CD's	30	30 11AUG04	21SEP04	DESC	Block 1/2 100% CD's	Block 1/2 100% CD's
1180	Issue Block 1/2 100% CD's	0	0	21SEP04	DESC	Issue Block 1/2 100% CD's	Issue Block 1/2 100% CD's
20000	Obtain Block 1/2 Permits (Grading, NDPEs, Bldg)	0	0	05OCT04	DESC	Obtain Block 1/2 Permits (Grading, NDPEs, Bldg)	Obtain Block 1/2 Permits (Grading, NDPEs, Bldg)
1300	Block 4 Schematic Design Drawings	50	0 15DEC03A	19FEB04A	DESG	Block 4 Schematic Design Drawings	Block 4 Schematic Design Drawings
1310	Block 4 Design Development Drawings	45	0 20FEB04A	12MAY04A	DESG	Block 4 Design Development Drawings	Block 4 Design Development Drawings
1320	Issue Block 4 Schmatic Drawings	0	0	01MAR04A	DESG	Issue Block 4 Schmatic Drawings	Issue Block 4 Schmatic Drawings
1330	Issue Block 4 Design Development Drawings	0	0	12MAY04A	DESG	Issue Block 4 Design Development Drawings	Issue Block 4 Design Development Drawings
1380	Block 4 75% Drawings	90	45 13MAY04A	16SEP04	DESC	Block 4 75% Drawings	Block 4 75% Drawings
1390	Issue Block 4 75% Drawings	0	0	16SEP04	DESC	Issue Block 4 75% Drawings	Issue Block 4 75% Drawings
1385	Submit for Block 4 Permit	40	40 17SEP04	11NOV04	DESC	Submit for Block 4 Permit	Submit for Block 4 Permit
1460	Block 4 100% CD's	20	20 17SEP04	14OCT04	DESC	Block 4 100% CD's	Block 4 100% CD's
1480	Issue Block 4 100% CD's	0	0	14OCT04	DESC	Issue Block 4 100% CD's	Issue Block 4 100% CD's
22000	Obtain Block 4 Permits (Grading, NDPEs, Bldg)	0	0	02DEC04	DESC	Obtain Block 4 Permits (Grading, NDPEs, Bldg)	Obtain Block 4 Permits (Grading, NDPEs, Bldg)
1600	Block 3A Schematic Design Drawings	50	50 15OCT04	28DEC04	DESC	Block 3A Schematic Design Drawings	Block 3A Schematic Design Drawings

Start Date: 01DEC03  
Finish Date: 14MAR07  
Data Date: 1BUL04  
Run Date: 21JUL04 08:13

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Whiting-Turner  
Rockville Town Square  
Contract Schedule  
Exhibit 9

Start Date  
Finish Date  
Data Dates  
Run Date

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Revision Date

Sheet 4 of 2

Rockville Town Square  
Contract Schedule  
Exhibit A

Rockville Town Square

Early Bar Progress Bar

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307

14 MAR

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Activity ID		Activity Description		Org Dur	Rem Dur	Early Start	Early Finish	CTR	MAM JASON D JEMAN J ASOND JEMAN J	2005	2006	2007
2190	Bituminous Paving Submittals - DEL			2	2	24AUG04	25AUG04	PROC	Bituminous Paving Submittals - DEL			
2790	Temporary Fencing Submittals - DEL			2	2	24AUG04	25AUG04	PROC	Temporary Fencing Submittals - DEL			
2040	Earthwork Submittals - DEL			2	2	28AUG04	27AUG04	PROC	Earthwork Submittals - DEL			
2090	Site Utilities Submittals - DEL			2	2	06SEP04	07SEP04	PROC	Site Utilities Submittals - DEL			
2140	Site Concrete Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Site Concrete Submittals - DEL			
2240	Sheeting and Shoring Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Sheeting and Shoring Submittals - DEL			
2280	Pavers Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Pavers Submittals - DEL			
2340	Granite Curbs Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Granite Curbs Submittals - DEL			
2380	Landscape Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Landscape Submittals - DEL			
2480	Site Masonry Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Site Masonry Submittals - DEL			
2540	Dewatering Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Dewatering Submittals - DEL			
2580	Traffic Signals Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Traffic Signals Submittals - DEL			
2640	Site Amenities Submittals - DEL			2	2	07SEP04	08SEP04	PROC	Site Amenities Submittals - DEL			
2650	Site Electrical Submittals - PRP			10	10	10JAN05	21JAN05	PROC	Site Electrical Submittals - PRP			
2700	Fountains Submittals - PRP			10	10	10JAN05	21JAN05	PROC	Fountains Submittals - SFA			
2660	Site Electrical Submittals - SFA			2	2	24JAN05	25JAN05	PROC	Site Electrical Submittals - SFA			
2710	Fountains Submittals - SFA			2	2	24JAN05	25JAN05	PROC	Fountains Submittals - SFA			
2670	Site Electrical Submittals - REV			10	10	28JAN05	08FEB05	PROC	Site Electrical Submittals - REV			
2720	Fountains Submittals - REV			10	10	28JAN05	08FEB05	PROC	Fountains Submittals - REV			
2680	Site Electrical Submittals - FAB			15	15	09FEB05	01MAR05	PROC	Site Electrical Submittals - FAB			
2730	Fountains Submittals - FAB			40	40	09FEB05	05APR05	PROC	Fountains Submittals - FAB			
2690	Site Electrical Submittals - DEL			2	2	02MAR05	03MAR05	PROC	Site Electrical Submittals - DEL			
2740	Fountains Submittals - DEL			2	2	06APR05	07APR05	PROC	Fountains Submittals - DEL			
670	Block 5 Garage Rebar Submittals - PRP			10	10	10SEP04	23SEP04	PROC	Block 5 Garage Rebar Submittals - PRP			
675	Block 5 Garage Concrete Submittals - PRP			10	10	24SEP04	08OCT04	PROC	Block 5 Garage Concrete Submittals - PRP			
680	Block 5 Garage Rebar Submittals - SFA			1	1	24SEP04	24SEP04	PROC	Block 5 Garage Rebar Submittals - SFA			
690	Block 5 Garage Rebar Submittals - REV			5	5	27SEP04	01OCT04	PROC	Block 5 Garage Rebar Submittals - REV			
750	Block 5 Garage Rebar - FAB			10	10	04OCT04	18OCT04	PROC	Block 5 Garage Rebar - FAB			
685	Block 5 Garage Concrete Submittals - SFA			1	1	11OCT04	11OCT04	PROC	Block 5 Garage Concrete Submittals - SFA			
695	Block 5 Garage Concrete Submittals - REV			5	5	12OCT04	18OCT04	PROC	Block 5 Garage Concrete Submittals - REV			
760	Block 5 Garage Rebar - DEL			0	0	0	18OCT04	PROC	Block 5 Garage Rebar - DEL			
755	Block 5 Garage Concrete - FAB			1	1	18OCT04	18OCT04	PROC	Block 5 Garage Concrete - FAB			
765	Block 5 Garage Concrete - DEL			0	0	0	18OCT04	PROC	Block 5 Garage Concrete - DEL			
775	Initial Block 5 Submittal Process			20	20	17DEC04	17JAN05	PROC	Initial Block 5 Submittal Process			

Start Date: 01DEC03  
 Finish Date: 14MAR07  
 Data Date: 16JUL04  
 Run Date: 21JUL04 08:13  
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Rockville Town Square  
 Early Bar  
 Progress Bar  
 Critical Activity

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 Whiting-Turner  
 Rockville Town Square  
 Contract Schedule  
 Exhibit 9

Date: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_

Project Plan - JFMAW							2006		2005		2004		2003	
Activity ID	Activity Description	Start	Early Dur	Rem Dur	Early Start	Early Finish								
910	Initial Block 3B Submittal Process	20	20	17DEC04	17JAN05	PROD								
1210	Initial Block 1/2 Submittal Process	20	20	17DEC04	17JAN05	PROD								
1510	Initial Block 4 Submittal Process	20	20	17DEC04	17JAN05	PROD								
1810	Initial Block 3A Submittal Process	20	20	14SEP05	11OCT05	PROD								
Construction														
152	60 Day Grace Period from Closing for Demo	44	21	15JUN04A	13AUG04	CONS								
10030	Set-up/Meet w/SEC Officer(3B)	1	0	15JUL04A	15JUL04A	CONS								
10130	Set-up/Meet w/SEC Officer(5)	1	0	15JUL04A	15JUL04A	CONS								
11890	Set-up/Meet w/ SEC Officer (3A)	1	0	15JUL04A	15JUL04A	CONS								
10000	Start Sitenwork Construction	0	0	16JUL04A	22JUL04	CONS								
10020	Survey / Layout Block 5 PL,SEC,LOD,HP's	5	5	18JUL04	22JUL04	CONS								
10080	Decommission Monitoring Wells(3B)	1	1	18JUL04	16JUL04	CONS								
10150	Decommission Monitoring Wells(5)	1	1	18JUL04	16JUL04	CONS								
11600	Survey / Layout Block 3A PL,SEC,LOD	2	2	16JUL04	19JUL04	CONS								
12080	Obtain SEC officer approval (3A)	1	1	16JUL04	16JUL04	CONS								
10070	Demo existing asphalt for Sediment Trap #2 (3B)	7	7	19JUL04	27JUL04	CONS								
10160	Demo existing asphalt for Sediment Trap #1(5)	7	7	19JUL04	27JUL04	CONS								
11090	Decommission Monitoring Wells(1/2)	1	1	19JUL04	19JUL04	CONS								
10120	Survey / Layout Block 3B PL,SEC,LOD,HP's	5	5	20JUL04	28JUL04	CONS								
12070	Strip remaining asphalt (3A)	3	3	20JUL04	22JUL04	CONS								
11980	Library Pad Export (Partial up to McGruders)(3A)	10	10	23JUL04	05AUG04	CONS								
11970	Library Pad Import Up to McGruders	17	17	08AUG04	31AUG04	CONS								
11020	Make Safe Utilities McGruders	3	3	16AUG04	18AUG04	CONS								
11030	Demo McGruders Shopping Center (3A/1)	9	9	18AUG04	26AUG04	CONS								
11050	Set-up/Meet w/SEC Officer(2)	1	1	18AUG04	18AUG04	CONS								
2850	Install Site Fencing along EML	4	4	28AUG04	31AUG04	CONS								
12090	Library Pad Export Remaining after Demo	5	5	27AUG04	02SEP04	CONS								
10040	Inlet Protection & Construction Entry (EML)(3B)	3	3	30AUG04	01SEP04	CONS								
10140	Inlet Protection & Construction Entry (EML)(5)	3	3	30AUG04	01SEP04	CONS								
2860	Install Site Fencing along NWS	4	4	01SEP04	07SEP04	CONS								
Critical Activities														
Start Date			01DEC03	Early Bar		Rockville Town Square		Whiting-Turner		Sheet 9 of 27		Data		Approved
Finish Date			14MAR07	Progress Bar		Rockville Town Square		Contract Schedule		Checked		Revision		
Date Due			16JUL04	Critical Activity		Exhibit 9		Run Date		21JUL04 08:13				



Activity ID	Activity Description	2007					
		Start Date	End Date	Early Start	Early Finish	Duration	CIDR
10210	Acquire property (Block 4)	5	03DEC04	10DEC04	CONS		
10250	Set-up/Meet w/SEC Officer(4)	1	10DEC04	03DEC04	CONS		
11070	Survey / Layout Block 4 PL,SEC,LCD,HP's	5	5 03DEC04	10DEC04	CONS		
2910	Dewatering Block (3B) Excavation	36	36 10DEC04	01FEB05	CONS		
11140	Strip remaining Asphalt (Block 1/2)	7	7 10DEC04	20DEC04	CONS		
50480	Garage Excavation & Haul off (3B) HAZMAT	36	36 10DEC04	01FEB05	CONS		
14600	Make Safe Utilities Amoco Station	5	5 13DEC04	17DEC04	CONS		
14610	Make Safe Utilities Townhomes	5	5 13DEC04	17DEC04	CONS		
12100	Demo Amoco Station & Remove Tanks	15	15 20DEC04	11JAN05	CONS		
12110	Demo Townhomes	22	22 20DEC04	20JAN05	CONS		
50480	Sheeting and Shoring Block (2)	25	25 04JAN05	07FEB05	CONS		
11860	Set new MH 201 to new MH 202 (BA)	5	5 11JAN05	18JAN05	CONS		
11870	New MH 202 to New MH 203	6	6 18JAN05	26JAN05	CONS		
10270	Decommission Monitoring Wells(4)	4	4 21JAN05	26JAN05	CONS		
11920	Tie into Ex MH X to New MH 201 (HD)	12	12 21JAN05	07FEB05	CONS		
10280	Demo existing asphalt for Sediment Trap #4(4)	7	7 27JAN05	04FEB05	CONS		
2920	Dewatering Block (2) Excavation	25	25 02FEB05	08MAR05	CONS		
50480	Garage Excavation & Haul off (2)	25	25 02FEB05	08MAR05	CONS		
102910	Dewatering Block (3B) Foundations/Structure	36	36 02FEB05	23MAR05	CONS		
10290	Install Sediment Trap #4/fence/earthdlykes(4)	5	5 07FEB05	11FEB05	CONS		
11930	Demo existing 72" RCP (Metro Plaza)	6	6 08FEB05	15FEB05	CONS		
10300	Tie in 21" /8" CMP piping(4)	3	3 14FEB05	18FEB05	CONS		
10310	Obtain SEC officer approval(4)	1	1 17FEB05	17FEB05	CONS		
10320	Strip remaining Asphalt (4)	7	7 18FEB05	28FEB05	CONS		
50470	Sheeting and Shoring Block 4	25	25 01MAR05	04APR05	CONS		
10330	Backfill Bldg Perimeter/Cut Lassing(5)	10	10 08MAR05	21MAR05	CONS		
2930	Dewatering Block (4) Excavation	30	30 10MAR05	20APR05	CONS		
50500	Garage Excavation & Haul off (4)	36	36 10MAR05	28APR05	CONS		
10340	Self-form Elec X-formers & SWGear Vault(5)	5	5 22MAR05	28MAR05	CONS		
10480	Excavate form/pour SWM #2 (MD)	22	22 22MAR05	20APR05	CONS		
102920	Dewatering Block (2) Foundations/Structure	25	25 24MAR05	27APR05	CONS		
10350	Run/Connect main elec ductbank(5)	9	9 28MAR05	08APR05	CONS		
11990	Set Transformers and run Primaries Block 5	1	1 29MAR05	29MAR05	CONS		
10360	Run Conduit for Telephone/Cable(5)	9	9 11APR05	21APR05	CONS		
10480	MH 104 to New SWM #2 (MD)	3	3 31APR05	25APR05	CONS		
		01DEC03 14MAR07 18JUL04 21JUL04 08:13		Early Bar Progress Bar Critical Activity		Rockville Town Square Whiting-Turner Rockville Town Square Contract Schedule Exhibit 9	
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Whiting-Turner

Rockville Town Square  
Contract Schedule  
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Revision

Project Schedule							
Activity ID	Activity Description	Org Dur	Ren Dur	Early Start	Early Finish	CRTR EMAL JAS QND JF MAM J LAS QND JFIM AM]	
						2004	2005
102930	Dewatering Block (4) Foundations/Structure	30	30	29APR05	10JUN05	CONS	CONS
10410	Backfill Bldg Perimeter/Cut Lassing(3B)	10	10	11MAY05	24MAY05	CONS	CONS
11630	Tie in 12" waterline bring to PL (EML)(Feeds MK)	3	3	11MAY05	13MAY05	CONS	CONS
11700	Run Gas Line Along Maryland	6	6	11MAY05	18MAY05	CONS	CONS
11840	New MH 401 to New MH 402 (10"sewer)	7	7	16MAY05	24MAY05	CONS	CONS
10370	Run Gas line and connect to Bldg(5)	5	5	19MAY05	25MAY05	CONS	CONS
10550	Run Gas line and connect to Bldg(4)	5	5	19MAY05	25MAY05	CONS	CONS
10440	Set/Form Elec X-formers & SWGear Vault(3B)	8	8	25MAY05	06JUN05	CONS	CONS
11170	Backfill Bldg Perimeter/Cut Lassing(2)	10	10	25MAY05	08JUN05	CONS	CONS
11310	Tie in MH 10 to New MH 12 & 12a (MS)	3	3	25MAY05	27MAY05	CONS	CONS
11380	Tie in 10" sewer at PL to new MH 407 (MS)	3	3	25MAY05	27MAY05	CONS	CONS
11650	Tie in Ex MH to New MH 402 (10" sewer)	3	3	25MAY05	27MAY05	CONS	CONS
11980	Run Gas Line Along Market	5	5	25MAY05	01JUN05	CONS	CONS
12130	Run 12" waterline from PL to BEAL (EML/MK)	5	5	25MAY05	01JUN05	CONS	CONS
11320	MH 12 to New MH 14 & 14a (MS)	3	3	30MAY05	02JUN05	CONS	CONS
11400	MH 407 to New MH 408 sewer (MS)	3	3	30MAY05	02JUN05	CONS	CONS
11680	Bring 10" sewer from MH 402 to PL	3	3	30MAY05	02JUN05	CONS	CONS
10470	Run Gas line and connect to Bldg(3B)	7	7	02JUN05	10JUN05	CONS	CONS
10670	Run Gas Line and connect to Bldg (3A)	1	1	02JUN05	02JUN05	CONS	CONS
11210	Run Gas line and connect to Bldg(2)	5	5	02JUN05	08JUN05	CONS	CONS
11280	Run Gas line and connect to Bldg(1)	5	5	02JUN05	08JUN05	CONS	CONS
10820	Tie in 10" sewer at PL to new MH 403 (MD)	3	3	03JUN05	07JUN05	CONS	CONS
11330	MH 14 to new MH 16 (MS)	6	6	03JUN05	10JUN05	CONS	CONS
11410	MH 408 to MH 409 sewer (MS)	4	4	03JUN05	08JUN05	CONS	CONS
11680	Tie in 12" waterline bring to PL (EM) (MD)	3	3	03JUN05	07JUN05	CONS	CONS
10450	Run/Connect main elec ductbank(3B)	12	12	07JUN05	22JUN05	CONS	CONS
11180	Set/Form Elec X-formers & SWGear Vault(2)	5	5	07JUN05	13JUN05	CONS	CONS
12010	Set Transformers and run Primaries Block 3B	1	1	07JUN05	07JUN05	CONS	CONS
10640	MH 403 to New MH 404 sewer (MD)	4	4	08JUN05	13JUN05	CONS	CONS
11670	New MH 100 & Bring 36 " RCP to PL (EML) (MD)	3	3	08JUN05	10JUN05	CONS	CONS
11710	Set up Traffic control struct/signage(NWS)	1	1	08JUN05	08JUN05	CONS	CONS
12080	Run 12" Water Line (MD)	10	10	08JUN05	21JUN05	CONS	CONS
10500	Backfill perimeter of bldg to subgrade(3B)	5	5	09JUN05	15JUN05	CONS	CONS
11720	New MH 17 to new MH 19(NWS)	12	12	08JUN05	24JUN05	CONS	CONS
10400	Tie in PL MH100 storm to New MH 101 (MD)	3	3	13JUN05	15JUN05	CONS	CONS

Start Date  
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01DEC03  
14MAR07  
16JUL04  
21JUL04 08:13

Early Bar  
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Revision \_\_\_\_\_  
Checked \_\_\_\_\_  
Approved \_\_\_\_\_

Rockville Town Square  
Contract Schedule  
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Rockville Town Square Contract Schedule									
Activity ID	Activity Description	Org Dur	Rem Dur	Early Start	Early Finish	CRSP			
						2006 M A M J J A S O N D J F M A M J	2005 M A M J J A S O N D J F M A M J	2004 M A M J J A S O N D J F M A M J	2003 M A M J J A S O N D J F M A M J
432470	Rough in Irrigation Block 5 on EML	2	2	05JAN06	08JAN06	CONG			
443470	Site Lighting Block 5 on EML	3	3	05JAN06	09JAN06	CONS			
443525	Site Lighting Block 3B on EML	3	3	10JAN06	12JAN06	CONS			
443580	Site Lighting Block 2 on EML	3	3	13JAN06	17JAN06	CONS			
411550	Prepare Road Sub Base Maryland Ave	3	3	10FEB06	14FEB06	CONS			
431525	Amended Soil Panel Block 3B on EML	5	5	10FEB06	16FEB06	CONS			
411570	Prepare Road Sub Base Market Street	3	3	15FEB06	17FEB06	CONS			
431585	Amended Soil Panel Block 5 (MD)	5	5	15FEB06	21FEB06	CONS			
432525	Rough in Irrigation Block 3B on EML	2	2	17FEB06	20FEB06	CONS			
432525	Install Granite Curb Backup Block 5 (MD)	5	5	22FEB06	28FEB06	CONS			
411585	Amended Soil Panel Block 3B (MD)	5	5	22FEB06	28FEB06	CONS			
431615	Amended Soil Panel Block 3B (MD)	10	10	28FEB06	13MAR06	CONS			
10850	Adjust Plaza to Subgrade	12	12	01MAR06	16MAR06	CONS			
10380	Pipe utilities, form/pour/RI fountain @ MD/EML	3	3	01MAR06	03MAR06	CONS			
10810	Set Retaining Walls (MD)	5	5	01MAR06	07MAR06	CONS			
411615	Install Granite Curb Backup Block 3B (MD)	8	8	01MAR06	10MAR06	CONS			
411985	Install Granite Curb Block 5 (MD)	5	5	01MAR06	07MAR06	CONS			
431625	Amended Soil Panel Block 4 (MD)	2	2	01MAR06	02MAR06	CONS			
432585	Rough in Irrigation Block 5 (MD)	3	3	01MAR06	03MAR06	CONS			
443585	Site Lighting Block 5 (MD)	5	5	08MAR06	14MAR06	CONS			
411625	Install Granite Curb Backup Block 4 (MD)	5	5	08MAR06	14MAR06	CONS			
431635	Amended Soil Panel Block 3A (MD)	5	5	08MAR06	09MAR06	CONS			
432615	Rough in Irrigation Block 3B (MD)	2	2	08MAR06	10MAR06	CONS			
443615	Site Lighting Block 3B (MD)	3	3	13MAR06	22MAR06	CONS			
412015	Install Granite Curb Block 3B (MD)	3	3	14MAR06	16MAR06	CONS			
10820	Fine Grade Subgrade	5	4	14MAR06	17MAR06	CONS			
431685	Amended Soil Panel Block 3B (PLAZ)	4	4	14MAR06	17MAR06	CONS			
431695	Amended Soil Panel Block 3A (PLAZ)	4	4	14MAR06	17MAR06	CONS			
443685	Site Lighting Block 3B (PLAZ)	4	4	14MAR06	17MAR06	CONS			
411585	Install C&G Block 4 on BEAL	5	5	15MAR06	21MAR06	CONS			
411635	Install Granite Curb Backup Block 3A (MD)	5	5	15MAR06	21MAR06	CONS			
431645	Amended Soil Panel Block 3B (MK)	5	5	15MAR06	21MAR06	CONS			
432625	Rough in Irrigation Block 4 (MD)	2	2	15MAR06	16MAR06	CONS			
443625	(Site Lighting Block 4 (MD)	3	3	15MAR06	17MAR06	CONS			
10580	Pipe utilities, form/pour/RI fountain @ MD/BEALL	12	12	17MAR06	03APR06	CONS			
411685	Sidewalk/Borders Block 5 on EML	7	7	17MAR06	27MAR06	CONS			
<input checked="" type="checkbox"/> Early Bar <input checked="" type="checkbox"/> Progress Bar <input checked="" type="checkbox"/> Critical Activity									
Start Date									
Finish Date									
Data Date									
Run Date									

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Rockville Town Square

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Date \_\_\_\_\_ Revision \_\_\_\_\_ Checked \_\_\_\_\_ Approved \_\_\_\_\_

Activity ID	Activity Description	2004	2005	2006	2007
		Org Dur	Rem Dur	Early Start	Early Finish
411775	Sidewalk/Borders Block 5 (MD)	7	7 17MAR06	27MAR06	CONS
432685	Rough in Irrigation Block 3B (PLAZ)	2	2 20MAR06	21MAR06	CONS
443695	Site Lighting Block 3A (PLAZ)	4	4 20MAR06	23MAR06	CONS
411540	Mill BEAL, NWS to HD	3	3 22MAR06	24MAR06	CONS
411645	Install Granite Curb Backup Block 3B (MK)	5	5 22MAR06	28MAR06	CONS
431655	Amended Soil Panel Block 2 (MK)	5	5 22MAR06	28MAR06	CONS
432635	Rough in Irrigation Block 3A (MD)	2	2 22MAR06	23MAR06	CONS
432695	Rough in Irrigation Block 3A (PLAZ)	2	2 22MAR06	23MAR06	CONS
443635	Site Lighting Block 3A (MD)	3	3 22MAR06	24MAR06	CONS
412025	Install Granite Curb Block 4 (MD)	8	8 23MAR06	03APR06	CONS
2970	Rough In Traffic Loops/Conduits @ MD/BEAL	7	7 27MAR06	04APR06	CONS
411695	Sidewalk/Borders Block 3B on EML	7	7 28MAR06	05APR06	CONS
411785	Sidewalk/Borders Block 3B (MD)	7	7 28MAR06	05APR06	CONS
412185	Sidewalk Over Amended Soil Panel Block 5 on EML	7	7 28MAR06	05APR06	CONS
412275	Sidewalk Over Amended Soil Panel Block 5 (MD)	7	7 28MAR06	05APR06	CONS
411655	Install Granite Curb Backup Block 2 (MK)	5	5 29MAR06	04APR06	CONS
431665	Amended Soil Panel Block 3A (MK)	5	5 29MAR06	04APR06	CONS
432645	Rough in Irrigation Block 3B (MK)	2	2 29MAR06	30MAR06	CONS
443645	Site Lighting Block 3B (MK)	3	3 29MAR06	31MAR06	CONS
10860	Excavate/R/iform & Pour Fountains (Interactive)	10	10 04APR06	17APR06	CONS
412035	Install Granite Curb Block 3A (MD)	8	8 04APR06	13APR06	CONS
411665	Install Granite Curb Backup Block 3A (MK)	5	5 05APR06	11APR06	CONS
412920	Paving Top Course BEAL, NWS to HD	3	3 05APR06	10APR06	CONS
431675	Amended Soil Panel Block 1 (MK)	5	5 05APR06	11APR06	CONS
432655	Rough in Irrigation Block 2 (MK)	2	2 05APR06	06APR06	CONS
443655	Site Lighting Block 2 (MK)	3	3 05APR06	07APR06	CONS
412195	Sidewalk Over Amended Soil Panel Block 3B on EML	7	7 08APR06	14APR06	CONS
412285	Sidewalk Over Amended Soil Panel Block 3B (MD)	7	7 08APR06	14APR06	CONS
811470	Install Pavers Block 5 on EML	6	6 08APR06	13APR06	CONS
431615	Amended Soil Panel Block 1 on BEAL	5	5 07APR06	13APR06	CONS
413120	Traffic Markings and Striping BEAL, NWS to HD	2	2 10APR06	11APR06	CONS
411675	Install Granite Curb Backup Block 1 (MK)	5	5 12APR06	16APR06	CONS
432685	Rough in Irrigation Block 3A (MK)	2	2 112APR06	13APR06	CONS
443665	Site Lighting Block 3A (MK)	3	3 12APR06	14APR06	CONS
411674	Paving Base Course Maryland Ave	2	2 14APR06	17APR06	CONS

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Start Date \_\_\_\_\_ Date \_\_\_\_\_ Checked \_\_\_\_\_ Approved \_\_\_\_\_  
 Finish Date \_\_\_\_\_ Date \_\_\_\_\_  
 Due Date \_\_\_\_\_ Date \_\_\_\_\_  
 Run Date \_\_\_\_\_



Rockville Town Square - Contract Schedule						Approved
Activity ID	Description	Start Date	End Date	Duration	Early Finish	Checked
411805	Sidewalk/Borders Block 3A (MD)	7	7 APR 06	24 APR 06	CONC	
412045	Install Granite Curb Block 3B (MK)	8	8 APR 06	25 APR 06	CONC	
431555	Amended Soil Panel Block 3A on BEAL	5	5 APR 06	20 APR 06	CONC	
432515	Rough in Irrigation Block 1 on BEAL	2	2 APR 06	17 APR 06	CONC	
433470	Landscaping & Ground Cover Block 5 on EML	3	3 APR 06	18 APR 06	CONC	
811585	Install Pavers Block 5 (MD)	6	6 APR 06	21 APR 06	CONC	
811525	Install Pavers Block 3B on EML	6	6 APR 06	24 APR 06	CONC	
11220	Pipe utilities, form, pour & RI North	5	5 APR 06	24 APR 06	CONC	
411591	Paving Base Course Market Street	2	2 APR 06	19 APR 06	CONC	
432675	Rough in Irrigation Block 1 (MK)	2	2 APR 06	20 APR 06	CONC	
443875	Site Lighting Block 1 (MK)	3	3 APR 06	21 APR 06	CONC	
432555	Rough in Irrigation Block 3A on BEAL	2	21 APR 06	24 APR 06	CONC	
10710	Set Fountain @ MD/EML	5	5 APR 06	28 APR 06	CONC	
433585	Landscaping & Ground Cover Block 5 (MD)	3	3 APR 06	28 APR 06	CONC	
811615	Install Pavers Block 3B (MD)	6	8 APR 06	01 MAY 06	CONC	
10870	Sidewalks over ASP/Borders Block 3A PLAZ	7	7 APR 06	03 MAY 06	CONC	
11280	Pipe utilities, form, pour & RI South	5	5 APR 06	01 MAY 06	CONC	
412305	Sidewalk Over Amended Soil Panel Block 3A (MD)	7	7 APR 06	03 MAY 06	CONC	
433525	Landscaping & Ground Cover Block 3B on EML	3	3 APR 06	27 APR 06	CONC	
411815	Sidewalk/Borders Block 3B (MK)	7	7 APR 06	04 MAY 06	CONC	
412055	Install Granite Curb Block 2 (MK)	8	8 APR 06	05 MAY 06	CONC	
10880	Sidewalks over ASP/Borders Block 3B PLAZ	7	70 MAY 06	10 MAY 06	CONC	
433815	Landscaping & Ground Cover Block 3B (MD)	3	30 MAY 06	04 MAY 06	CONC	
811635	Install Pavers Block 3A (MD)	8	60 MAY 06	11 MAY 06	CONC	
412315	Sidewalk Over Amended Soil Panel Block 3B (MK)	7	705 MAY 06	15 MAY 06	CONC	
412574	Paving Top Course Maryland Ave	2	205 MAY 06	08 MAY 06	CONC	
431560	Amended Soil Panel Block 2 on NWS	5	505 MAY 06	11 MAY 06	CONC	
411825	Sidewalk/Borders Block 2 (MK)	7	708 MAY 06	16 MAY 06	CONC	
412065	Install Granite Curb Block 3A (MK)	8	808 MAY 06	17 MAY 06	CONC	
413074	Traffic Markings and Striping Maryland Ave	2	208 MAY 06	10 MAY 06	CONC	
10810	Site Amenities MD	10	1012 MAY 06	25 MAY 06	CONC	
431505	Amended Soil Panel Block 1 on NWS	5	512 MAY 06	18 MAY 06	CONC	
433635	Landscaping & Ground Cover Block 3A (MD)	3	312 MAY 06	16 MAY 06	CONC	
443560	Site Lighting Block 2 on NWS	3	312 MAY 06	16 MAY 06	CONC	
811685	Install Pavers (PLAZ)	40	4012 MAY 06	10 JUL 06	CONC	
						
Start Date	01DEC03					
Finish Date	14MAY07					
Data Date	16JUL04					
Run Date	21JUL04 08:13					

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CTG# EMAMI JASOND JF MAM JIABSOND JFEMAM						
Activity ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	
811645	Install Pavers Block 3B (MK)	6	6	16MAY06	23MAY06	CONS
412325	Sidewalk Over Amended Soil Panel Block 2 (MK)	7	7	17MAY06	25MAY06	CONS
411835	Sidewalk/Borders Block 3A (MK)	7	7	18MAY06	26MAY06	CONS
412075	Install Granite Curb Block 1 (MK)	8	8	18MAY06	29MAY06	CONS
443505	Site Lighting Block 1 on NWS	3	3	19MAY06	23MAY06	CONS
433645	Landscaping & Ground Cover Block 3B (MK)	3	3	24MAY06	28MAY06	CONS
443515	Site Lighting Block 1 on BEAL	3	3	24MAY06	28MAY06	CONS
811655	Install Pavers Block 2 (MK)	6	6	26MAY06	05JUN06	CONS
411735	Sidewalk/Borders Block 1 on BEAL	7	7	28MAY06	07JUN06	CONS
412335	Sidewalk Over Amended Soil Panel Block 3A (MK)	7	7	28MAY06	07JUN06	CONS
443555	Site Lighting Block 3A on BEAL	3	3	28MAY06	01JUN06	CONS
411845	Sidewalk/Borders Block 1 (MK)	7	7	30MAY06	08JUN06	CONS
433655	Landscaping & Ground Cover Block 2 (MK)	3	3	08JUN06	08JUN06	CONS
411745	Sidewalk/Borders Block 3A on BEAL	7	7	08JUN06	16JUN06	CONS
412235	Sidewalk Over Amended Soil Panel Block 1 on	7	7	08JUN06	16JUN06	CONS
811665	Install Pavers Block 3A (MK)	6	6	08JUN06	15JUN06	CONS
412345	Sidewalk Over Amended Soil Panel Block 1 (MK)	7	7	09JUN06	19JUN06	CONS
433665	Landscaping & Ground Cover Block 3A (MK)	3	3	16JUN06	20JUN06	CONS
412245	Sidewalk Over Amended Soil Panel Block 1 on	7	7	18JUN06	27JUN06	CONS
811675	Install Pavers Block 1 (MK)	6	6	20JUN06	27JUN06	CONS
11510	Site Amenities MK	10	10	28JUN06	12JUL06	CONS
433675	Landscaping & Ground Cover Block 1 (MK)	3	3	28JUN06	30JUN06	CONS
412591	Paving Top Course Market Street	2	2	03JUL06	05JUL06	CONS
431580	Amended Soil Panel Block 2 on EML	5	5	03JUL06	10JUL06	CONS
413091	Traffic Markings and Striping Market Street	2	2	06JUL06	07JUL06	CONS
10950	Set Precast Fountains in Plaza	7	7	11JUL06	18JUL06	CONS
10980	Trim Out Interactive Fountain	5	5	11JUL06	17JUL06	CONS
11000	Site Amenities PLAZ	10	10	11JUL06	24JUL06	CONS
432580	Rough in Irrigation Block 2 on EML	2	2	11JUL06	12JUL06	CONS
433685	Landscaping & Ground Cover Block 3B (PLAZ)	4	4	11JUL06	14JUL06	CONS
433695	Landscaping & Ground Cover Block 3A (PLAZ)	4	4	11JUL06	14JUL06	CONS
411705	Sidewalk/Borders Block 2 on EML	7	7	13JUL06	21JUL06	CONS
432560	Rough in Irrigation Block 2 on NWS	2	2	13JUL06	14JUL06	CONS
432505	Rough in Irrigation Block 1 on NWS	2	2	17JUL06	18JUL06	CONS
411725	Sidewalk/Borders Block 1 on NWS	7	7	19JUL06	27JUL06	CONS
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Start Date	01DEC03	Approved				
Finish Date	14MAR07					
Data Date	16JUL04					
Run Date	21JUL04 08:13					

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Activity ID	Activity Description	CTGS Work Log - 2006 & 2007					
		Start Date	Run Date	Early Start	Early Finish	Completion Status	Comments
10890	Commission Fountains	10	10 JUL 08	02AUG08	CONS		
411715	Sidewalk/Borders Block 2 on NWS	7	7 JUL 06	01AUG06	CONS		
412205	Sidewalk Over Amended Soil Panel Block 2 on EML	7	7 JUL 06	01AUG06	CONS		
412225	Sidewalk Over ASP/Scored Conc. Block 1 on NWS	12	12 JUL 06	14AUG06	CONS		
412225	Sidewalk Over ASP/Scored Conc. Block 2 on NWS	12	12 JUL 06	17AUG06	CONS		
412215	Sidewalk Over ASP/Scored Conc. Block 2 on NWS	12	12 JUL 06	02AUG06	CONS		
811580	Install Pavers Block 2 on EML	6	6 AUG 06	09AUG06	CONS		
411575	Install C&G Block 4 on HUNG	5	5 AUG 06	09AUG06	CONS		
411785	Sidewalk/Borders Block 4 (MD)	7	7 AUG 06	11AUG06	CONS		
411510	Site Amenities EML	10	10 AUG 06	23AUG06	CONS		
433580	Landscaping & Ground Cover Block 2 on EML	3	3 AUG 06	14AUG06	CONS		
811515	Install Pavers Block 1 on BEAL	6	6 AUG 06	17AUG06	CONS		
412295	Sidewalk Over Amended Soil Panel Block 4 (MD)	7	7 AUG 06	22AUG06	CONS		
433560	Landscaping & Ground Cover Block 2 on NWS	3	3 AUG 06	22AUG06	CONS		
811565	Install Pavers Block 3A on BEAL	6	6 AUG 06	25AUG06	CONS		
433505	Landscaping & Ground Cover Block 1 on NWS	3	3 AUG 06	25AUG06	CONS		
811625	Install Pavers Block 4 (MD)	6	6 AUG 06	30AUG06	CONS		
611510	Site Amenities NWS	10	10 AUG 06	07SEP06	CONS		
433515	Landscaping & Ground Cover Block 1 on BEAL	3	3 AUG 06	30AUG06	CONS		
433555	Landscaping & Ground Cover Block 3A on BEAL	3	3 AUG 06	04SEP06	CONS		
433625	Landscaping & Ground Cover Block 4 (MD)	3	3 AUG 06	04SEP06	CONS		
431585	Amended Soil Panel Block 4 on BEAL	5	5 SEP 06	05OCT06	CONS		
431575	Amended Soil Panel Block 4 on HUNG	5	5 OCT 06	12OCT06	CONS		
432585	Rough in Irrigation Block 4 on BEAL	2	2 OCT 06	09OCT06	CONS		
443585	Site Lighting Block 4 on BEAL	3	3 OCT 06	10OCT06	CONS		
411755	Sidewalk/Borders Block 4 on BEAL	7	7 OCT 06	19OCT06	CONS		
432575	Rough in Irrigation Block 4 on HUNG	2	2 OCT 06	16OCT06	CONS		
443575	Site Lighting Block 4 on HUNG	3	3 OCT 06	17OCT06	CONS		
411785	Sidewalk/Borders Block 4 on HUNG	7	7 OCT 06	30OCT06	CONS		
412255	Sidewalk Over Amended Soil Panel Block 4 on BEAL	7	7 OCT 06	30OCT06	CONS		
412285	Sidewalk Over Amended Soil Panel Block 4 on BEAL	7	7 NOV 06	08NOV06	CONS		
811585	Install Pavers Block 4 on BEAL	8	8 OCT 06	07NOV06	CONS		
10840	Set Fountain @ MD/Beal	5	5 NOV 06	14NOV06	CONS		
211510	Site Amenities BEAL	10	10 NOV 06	21NOV06	CONS		
433565	Landscaping & Ground Cover Block 4 on BEAL	3	3 NOV 06	10NOV06	CONS		
811575	Install Pavers Block 4 on HUNG	6	6 NOV 06	16NOV06	CONS		
		01DEC03	14MAR07	✓ Early Bar Progress Bar Critical Activity			
		16JUL04	21JUL04 08:13				

Start Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Finish Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Data Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Run Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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 Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 Checked: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Approved: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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Activity ID	Activity Description	Start	End	Critical
		Early Start	Early Finish	
	Duration	Duration	Duration	
75200	Finishes - Level 2 Residential	80	14NOV05	09MAR06 CONS
75280	MEP Rough-in - Level 4 Residential	40	4014NOV05	12JAN06 CONS
75320	MEP Rough-in - Level 5 Residential	40	4013DEC05	09FEB06 CONS
75370	Building Exterior - Façade (E. Middle)	40	4013DEC05	09FEB06 CONS
75160	MEP Trim-Out - Level 1 Retail	15	1529DEC05	19JAN06 CONS
75170	Punchlist - Retail	15	1520JAN06	08FEB06 CONS
75250	Finishes - Level 3 Residential	80	8027JAN06	18MAY06 CONS
75390	Building Exterior - Façade (Market)	40	4010FEB06	08APR06 CONS
75400	Building Exterior - Façade (Courtyard)	40	4010FEB06	08APR06 CONS
75210	MEP Trim-Out - Level 2 Residential	20	2010MAR06	08APR06 CONS
75280	Finishes - Level 4 Residential	80	8007APR06	31JUL06 CONS
75410	Retail Tenant Fit-Out Block 3B	80	8009MAY06*	30AUG06 CONS
75260	MEP Trim-Out - Level 3 Residential	20	2019MAY06	18JUN06 CONS
75220	Punchlist - Residential	115	11519JUN06	30NOV08 CONS
75330	Finishes - Level 5 Residential	80	8019JUN06	10OCT06 CONS
75300	MEP Trim-Out - Level 4 Residential	20	2001AUG06	28AUG06 CONS
75340	MEP Trim-Out - Level 5 Residential	20	2011OCT06	07NOV08 CONS
75010	Finish Block 3B Construction	0	0	30NOV08 CONS
100000	Start Block 1/2 Construction	0	009MAR05	CONS
100020	Garage Structure - B1 Level (B2)	40	4009MAR05	03MAY05 CONS
100030	Garage Structure - Precast Level 1 (B2)	20	2004MAY05	01JUN05 CONS
110000	Underground Utilities (B1)	20	2004MAY05	01JUN05 CONS
100040	Garage Structure - Precast Level 2 (B2)	20	2025MAY05	22JUN05 CONS
110010	Building Structure - Level 1 Retail (B1)	40	4002JUN05	28JUL05 CONS
100050	Garage Structure - Precast Level 3 (B2)	20	2016JUN05	14JU05 CONS
100060	Garage Structure - Precast Level 4 (B2)	20	2008JUL05	04AUG05 CONS
110020	Building Structure - Level 2 Residential (B1)	40	4015JUL05	09SEP05 CONS
100070	Garage Structure - Precast Level 5 (B2)	20	2028JUL05	25AUG05 CONS
110110	MEP Rough-in - Level 1 Retail (B1)	30	3028JUL05	09SEP05 CONS
110030	Building Structure - Level 3 Residential (B1)	35	3512AUG05	30SEP05 CONS
100080	Building Structure - Level 1 Retail (B2)	40	4028AUG05	21OCT05 CONS
100190	MEP Rough-in - Precast Level 1 (B2)	30	3026AUG05	07OCT05 CONS
100200	MEP Rough-in - Precast Level 2 (B2)	30	3012SEP05	21OCT05 CONS
110120	MEP Rough-in - Level 2 Residential (B1)	40	4012SEP05	04NOV05 CONS
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Revision

Date

Date

Start Date

Finish Date

Data Date

Run Date



Project Schedule - Rockville Town Square						Contract Schedule	
Activity ID	Activity Description	Start Date	Early Start	Early Finish	Duration	CTRS	Comments
110080	Building Exterior - Façade (Beal) (B1)	40	40 10FEB06	06APR06	CONSTRUCTION		Building Exterior - Façade (Beal) (B1)
110100	Building Exterior - Façade (Courtyard) (B1)	40	40 10FEB06	06APR06	CONSTRUCTION		Building Exterior - Façade (Courtyard) (B1)
110180	Finishes - Level 3 Residential (B1)	80	80 24FEB06	18JUN06	CONSTRUCTION		Finishes - Level 3 Residential (B1)
110260	Punchlist - Retail (B1)	15	15 24FEB06	16MAR06	CONSTRUCTION		Punchlist - Retail (B1)
100570	Punchlist - Retail (B2)	15	15 03MAR06	23MAR06	CONSTRUCTION		Punchlist - Retail (B2)
110150	MEP Rough-In - Level 5 Residential (B1)	40	40 03MAR06	27APR06	CONSTRUCTION		MEP Rough-In - Level 5 Residential (B1)
100130	Building Exterior - Roofing (B2)	20	20 10MAR06	08APR06	CONSTRUCTION		Building Exterior - Roofing (B2)
100140	Building Exterior - Façade (Market) (B2)	40	40 10MAR06	04MAY06	CONSTRUCTION		Building Exterior - Façade (Market) (B2)
100160	Building Exterior - Façade (N. Washington) (B2)	40	40 10MAR06	04MAY06	CONSTRUCTION		Building Exterior - Façade (N. Washington) (B2)
100280	MEP Rough-In - Level 3 Residential (B2)	40	40 17MAR06	11MAY06	CONSTRUCTION		MEP Rough-In - Level 3 Residential (B2)
100360	Finishes - Level 2 Residential (B2)	80	80 17MAR06	10JUL06	CONSTRUCTION		Finishes - Level 2 Residential (B2)
110180	Finishes - Level 4 Residential (B1)	80	80 07APR06	31JUL06	CONSTRUCTION		Finishes - Level 4 Residential (B1)
100150	Building Exterior - Façade (E. Middle) (B2)	40	40 05MAY06	30JUN06	CONSTRUCTION		Building Exterior - Façade (E. Middle) (B2)
100175	Building Exterior - Façade (Parking) (B2)	40	40 05MAY06	30JUN06	CONSTRUCTION		Building Exterior - Façade (Parking) (B2)
110220	MEP Trim-Out - Level 2 Residential (B1)	20	20 05MAY06	02JUN06	CONSTRUCTION		MEP Trim-Out - Level 2 Residential (B1)
100270	MEP Rough-In - Level 4 Residential (B2)	40	40 12MAY06	10JUL06	CONSTRUCTION		MEP Rough-In - Level 4 Residential (B2)
100370	Finishes - Level 3 Residential (B2)	80	80 12MAY06	04SEP06	CONSTRUCTION		Finishes - Level 3 Residential (B2)
110200	Finishes - Level 5 Residential (B1)	80	80 19MAY06	12SEP06	CONSTRUCTION		Finishes - Level 5 Residential (B1)
110270	Punchlist - Residential (B1)	90	90 05JUN06	10OCT06	CONSTRUCTION		Punchlist - Residential (B1)
100575	Retail Tenant Fit-Out Block 2	80	80 08JUN06*	02OCT06	CONSTRUCTION		Retail Tenant Fit-Out Block 2
110265	Retail Tenant Fit-Out Block 1	80	80 09JUN06*	02OCT06	CONSTRUCTION		Retail Tenant Fit-Out Block 1
110230	MEP Trim-Out - Level 3 Residential (B1)	20	20 19JUN06	17JUL06	CONSTRUCTION		MEP Trim-Out - Level 3 Residential (B1)
100280	MEP Rough-In - Level 5 Residential (B2)	40	40 11JUL06	04SEP06	CONSTRUCTION		MEP Rough-In - Level 5 Residential (B2)
100380	Finishes - Level 4 Residential (B2)	60	60 11JUL06	03OCT06	CONSTRUCTION		Finishes - Level 4 Residential (B2)
100470	MEP Trim-Out - Level 2 Residential (B2)	20	20 11JUL06	07AUG06	CONSTRUCTION		MEP Trim-Out - Level 2 Residential (B2)
110240	MEP Trim-Out - Level 4 Residential (B1)	20	20 01AUG06	28AUG06	CONSTRUCTION		MEP Trim-Out - Level 4 Residential (B1)
100580	Punchlist - Residential (B2)	100	100 08AUG06	28DEC06	CONSTRUCTION		Punchlist - Residential (B2)
110250	MEP Trim-Out - Level 5 Residential (B1)	20	20 28AUG06	28SEP06	CONSTRUCTION		MEP Trim-Out - Level 5 Residential (B1)
100390	Finishes - Level 5 Residential (B2)	80	80 05SEP06	30NOV06	CONSTRUCTION		Finishes - Level 5 Residential (B2)
100480	MEP Trim-Out - Level 3 Residential (B2)	20	20 05SEP06	03OCT06	CONSTRUCTION		MEP Trim-Out - Level 3 Residential (B2)
100490	MEP Trim-Out - Level 4 Residential (B2)	20	20 04OCT06	31OCT06	CONSTRUCTION		MEP Trim-Out - Level 4 Residential (B2)
100500	MEP Trim-Out - Level 5 Residential (B2)	20	20 01DEC06	29DEC06	CONSTRUCTION		MEP Trim-Out - Level 5 Residential (B2)
100001	Finish Block 1/2 Construction	0	0	0	CONSTRUCTION		Finish Block 1/2 Construction
400001	Start Block 4 Construction	0	0	0 29APR05	CONSTRUCTION		Start Block 4 Construction
						Sheet 24 of 27	
						Rockville Town Square	Whiting-Turner
						Contract Schedule	
						Exhibit 9	
						© Primavera Systems, Inc.	
Start Date							
Finish Date							
Data Date							
Run Date							
Approved							
Checked							
Revision							





2004							2005							2006							2007						
				Activity Description			Orig Dur		Rem Dur		Early Start		Early Finish		CTGR		EMAN JASON D JEFF MAMI J JASON D JEFF MAMI J J										
Activity ID																											
350030	Building Exterior - Roofing				10	10	10.JAN06		20	20	10.JAN06		23.JAN06		CONS												
350040	Building Exterior - Facade (Market)														CONS												
350070	MEP Rough-In - Level 1 Retail														CONS												
350050	Building Exterior - Facade (Plaza)														CONS												
350080	MEP Rough-In - Level 2 Cultural Arts														CONS												
350100	Finishes - Level 1 Retail														CONS												
350060	Building Exterior - Facade (Beall)														CONS												
350080	MEP Rough-In - Level 3 Cultural Arts														CONS												
350130	MEP Trim-Out - Level 1 Retail														CONS												
350160	Punchlist - Level 1 Retail														CONS												
350170	Punchlist - Level 2 Cultural Arts														CONS												
350165	Retail Tenant Fit-Out Block 3A														CONS												
350180	Punchlist - Level 3 Cultural Arts														CONS												
350002	Finish Block 3A Construction														CONS												

Building Exterior - Facade (Market)   
 Building Exterior - Facade (Beall)   
 MEP Rough-In - Level 1 Retail   
 Building Exterior - Facade (Plaza)   
 MEP Rough-In - Level 2 Cultural Arts   
 MEP Rough-In - Level 3 Cultural Arts   
 Finishes - Level 1 Retail   
 Punchlist - Level 1 Retail   
 Punchlist - Level 2 Cultural Arts   
 Retail Tenant Fit-Out Block 3A   
 Punchlist - Level 3 Cultural Arts   
 Finish Block 3A Construction

Start Date	Finish Date	Data Date	Run Date	Revision	Checked	Approved
01DEC03	14MAY07	16JUL04	21JUL04 08:13	✓ Early Bar Progress Bar Critical Activity		

Sheet 27 of 27

Rockville Town Square Whiting-Turner Rockville Town Square Contract Schedule Exhibit 9

Start Date	Finish Date	Data Date	Run Date	Revision	Checked	Approved
01DEC03	14MAY07	16JUL04	21JUL04 08:13	✓ Early Bar Progress Bar Critical Activity		

**Rockville Town Square**  
**Exhibit 10**  
**Listing of Documents Provided to Contractor**

**A. Contract Drawings**

<b>Drawing</b>	<b>Description</b>	<b>Date</b>
C-1	Cover Sheet - Index	5/7/04
C-2	Site Demolition Plan	5/7/04
C-3	Site Demolition Plan	5/7/04
C-4	Site Demolition Plan	5/7/04
C-5	Soil Erosion & Sediment Control Plan	5/7/04
C-6	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-7	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-8	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-9	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-10	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-11	Soil Erosion & Sediment Control Plan – Details	5/7/04
C-12	Stormwater Management Plan	5/7/04
C-13	Stormwater Management Plan	5/7/04
C-14	Stormwater Management Plan	5/7/04
C-15	Stormwater Management Plan	5/7/04
C-16	Stormwater Management Plan	5/7/04
C-17	Grade Establishment Plan - Market Street	5/7/04
C-18	Grade Establishment Plan - Maryland Avenue	5/7/04
C-19	Mill/Overlay & Overall Utility Location Plan	5/7/04
C-20	Storm Drain & Paving Plan - Market Street	5/7/04
C-21	Storm Drain & Paving Plan - Maryland Avenue	5/7/04
C-22	Storm Drain & Paving Plan - Beall Avenue	5/7/04
C-23	Storm Drain & Paving Plan - East Middle Lane	5/7/04
C-24	Storm Drain & Paving Plan - North Washington Street	5/7/04
C-25	Storm Drain & Paving Plan - Hungerford Drive	5/7/04
C-26	Storm Drain Profiles	5/7/04
C-27	Storm Drain Profiles	5/7/04
C-28	Storm Drain & Paving Plan - Details	5/7/04
C-29	Water & Sewer Plan	5/7/04
C-30	Water & Sewer Plan	5/7/04
C-31	Water & Sewer Plan	5/7/04
C-32	Water & Sewer Plan	5/7/04
C-33	Water & Sewer Plan	5/7/04
TC-1	Traffic Signal East Middle & Maryland	3/29/04
TC-2	Traffic Signal Beall & Maryland	3/29/04
TC-3	Traffic Signal East Middle & North Washington	3/29/04
TC-4	Traffic Signal North Washington & Beall	3/29/04
TC-5	Signing & Pavement Marking Plan	3/29/04
TC-6	Signing & Pavement Marking Plan	3/29/04
TC-7	Signing & Pavement Marking Plan	3/29/04
LS-1	Landscape Plan- Overall Street Tree Plan	5/7/04
LS-2	Landscape Plan- Overall Paver/Site Furnishing Plan	5/7/04
LS-3	Landscape Plan- Maryland Ave	5/7/04
LS-4	Landscape Plan- North Washington Street	5/7/04

**Rockville Town Square**  
**Exhibit 10**  
**Listing of Documents Provided to Contractor**

<b>Drawing</b>	<b>Description</b>	<b>Date</b>
LS-5	Landscape Plan- Beall Avenue	5/7/04
LS-6	Landscape Plan - East Middle Lane	5/7/04
LS-7	Landscape Plan - Plaza Area	5/7/04
LS-8	Landscape Plan - Hungerford Drive	5/7/04
LS-9	Landscape Plan - Maryland Avenue	5/7/04
LS-10	Landscape Plan - Market Street	5/7/04
LS-11	Landscape Plan - Soil Panel, Wall & Fountain Locations	5/7/04
LS-12	Landscape Plan - Details	5/7/04
LS-13	Landscape Plan - Details	5/7/04
LS-14	Landscape Plan - Details	5/7/04
LS-15	Landscape Plan - Details	5/7/04
LS-16	Landscape Plan - Details	5/7/04
LS-17	Landscape Plan – Details	5/7/04
LS-18	Landscape Plan - Planting Plan	5/7/04
LS-19	Landscape Plan - Masonry Wall Details	5/7/04
LS-20	Landscape Plan - Fountain Details	5/7/04
LS-21	Landscape Plan - Fountain Details	5/7/04
LS-22	Landscape Plan - Plant List & Fountain Details	5/7/04
LS-23	Landscape Plan	5/7/04
LS-24	Landscape Plan	5/7/04
LS-25	Landscape Plan	5/7/04
LS-26	Landscape Plan	5/7/04
LS-27	Landscape Plan - Irrigation Plan	5/7/04
LS-28	Landscape Plan - Paving Section Plan	5/7/04
LS-29	Planting Plan - Parking Meter Details	5/7/04
LS-30	Landscape Plan – Spec. Tree Pit & Granite Curb Details	5/7/04
LT-1	Lighting Plan	5/7/04
E-1	Site Electrical Plan (Issued Via Addendum 1)	5/21/04

**Block ½ Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.11	Floor Plans	2/19/04
A1.12	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04
A3.12	Building Sections	2/19/04
A3.13	Building Sections	2/19/04

**Block 3B Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.11	Floor Plans	2/19/04
A1.12	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04

**Rockville Town Square**  
**Exhibit 10**  
**Listing of Documents Provided to Contractor**

**Block 4 Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.06	Floor Plans	2/19/04
A1.07	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04

**Block 5 Schematic Plans:**

A1.01	Cover Sheet	2/19/04
A1.06	Floor Plans	2/19/04
A1.07	Floor Plans	2/19/04
A3.11	Building Sections	2/19/04

**B. Contract Specifications**

Section	Description	Date	Pages
1300	Submittal Procedures	5/21/04	5 pages
1500	Temporary Facilities & Controls	5/21/04	5 pages
2110	Site Clearing	5/21/04	4 pages
2160	Excavation Support Systems	5/21/04	4 pages
2200	Earthwork	5/21/04	15 pages
2225	Building Demolition	5/21/04	3 pages
2324	Trenching	5/24/04	5 pages
2460	Soil Erosion & Sediment Control	5/21/04	3 pages
2511	Hot Mixed Asphalt Paving	5/21/04	3 pages
2520	Portland Cement Concrete Paving	5/21/04	8 pages
2580	Pavement Marking	5/21/04	3 pages
2620	Subdrainage	5/24/04	4 pages
2660	Water Systems	5/21/04	2 pages
2720	Storm Drain & Stormwater Systems	5/21/04	2 pages
2730	Sanitary Sewage Systems	5/21/04	2 pages
2780	Unit Pavers	5/24/04	6 pages
2784	Stone Pavers	5/24/04	4 pages
2810	Irrigation Systems	5/24/04	7 pages
2900	Landscaping	5/24/04	7 pages
2910	Soil Preparation and Soil Mixes	5/24/04	5 pages
2923	Landscape Grading	5/24/04	1 page
2930	Sodding	5/24/04	4 pages
3100	Concrete Formwork	5/21/04	7 pages
3200	Concrete Reinforcement	5/21/04	5 pages
3300	Cast in Place Concrete	5/21/04	11 pages
4810	Masonry	5/24/04	6 pages
4860	Stone Veneer	5/24/04	7 pages

**Rockville Town Square**  
**Exhibit 10**  
**Listing of Documents Provided to Contractor**

**C. Miscellaneous Information**

Geotechnical Report – New Rockville Library	4/21/03
Geotechnical Report – Rockville Town Center Phase I	4/29/03
Environmental Work Plan	February 04
Health and Safety Plan prepared by Island Environmental	May 04
Public Utility Infrastructure Plan prepared by Utility Systems	5/8/04

**Rockville Town Square**  
**Exhibit 11**  
**Contract Alternates**

No.	Description	Amount	
		Add	Deduct
1	Delete excavation, sheeting & shoring, and dewatering at Blocks 1/2, 3B, 4, and 5		
	A. Block 1/2		
	02A - Excavation	\$	(750,000)
	02E - Sheetig and Shoring	\$	(185,000)
	02K - Dewatering	\$	(10,000)
	Subtotal A	\$	(945,000)
	B. Block 3B		
	02A - Excavation	\$	(1,100,000)
	02E - Sheetig and Shoring	\$	(130,000)
	02K - Dewatering	\$	(10,000)
	Subtotal B	\$	(1,240,000)
	C. Block 4		
	02A - Excavation	\$	(850,000)
	02E - Sheetig and Shoring	\$	(130,000)
	02K - Dewatering	\$	(10,000)
	Subtotal C	\$	(990,000)
	D. Block 5		
	02A - Excavation	\$	(1,100,000)
	02E - Sheetig and Shoring	\$	(270,000)
	02K - Dewatering	\$	(10,000)
	Subtotal D	\$	(1,380,000)
	Total Alternate 1	\$	(4,555,000)
2	Increase depth of sheeting and shoring and provide excavation for one additional level of below grade parking at Block 5 (assume 12')		
	02A - Excavation	\$	650,000
	02E - Sheetig & Shoring	\$	276,800
	Total Alternate 2	\$	926,800
3	Delete Block 4 scope of work in its entirety.		
	01A - Surveying	\$	(10,000)
	01B - Site Fencing	\$	-
	02A - Earthwork	\$	(500,000)
	02B - Site Utilities	\$	(338,200)
	02C - Site Concrete	\$	(83,860)
	02D - Asphalt Paving	\$	-
	02E - Sheetig and Shoring	\$	(138,600)
	02F - Pavers	\$	(42,910)
	02G - Granite Curbs		Not Applicable
	02H - Landscaping	\$	(42,000)
	02I - Building Demolition	\$	(236,700)
	02J - Site Masonry	\$	(13,000)
	02K - Dewatering	\$	(10,000)
	02L - Traffic Signals		Not Applicable
	02M - Site Amenities	\$	(15,000)

\*\* Fee, Insurance, and Bond Rates have not been included in Alternate Pricing. An adjustment will be made to the GMP based on the net effect of Accepted Alternates.

**Rockville Town Square**  
**Exhibit 11**  
**Contract Alternates**

No.	Description	Amount	
		Add	Deduct
	02N - Site Electric	\$	(30,000)
	02O - Fountains	\$	(40,000)
	Subtotal	\$	(1,500,270)
	General Conditions Credit (Prorated)	\$	(12,000)
	Liability Insurance (0.2%)	\$	(3,000)
	Builder's Risk Insurance (0.3%)	\$	(4,000)
	P & P Bond (0.785%)		N/A
	Fee (2%)	\$	(30,000)
	Total Alternate 3	\$	(1,549,270)
4	Delete storm water quality structures and modify piping per "Redline Drawings"		
	02B - Site Utilities	\$	(781,000)
	Total Alternate 4	\$	(781,000)
5	Delete soil cement in base course for concrete pavers		
	02F - Pavers	\$	(25,000)
	Total Alternate 5	\$	(25,000)
6	Delete tree grates in Maryland Avenue and replace with open tree pits with ground cover		
	02H - Landscaping	\$	2,700
	02M - Site Amenities	\$	(10,000)
	Total Alternate 6	\$	(7,300)
7	Install parking meters using alternate parking meter foundation detail (Sheet 29 of 30)		
	02C - Site Concrete	No Bid	
	Total Alternate 7	\$	
8	Delete bike racks		
	02M - Site Amenities	\$	(3,500)
	Total Alternate 8	\$	(3,500)
9	Delete stone cap on site walls and planter walls. Install pre-cast concrete cap on site walls and planter walls using Versailles Stone (Color: Luxor Limestone Beige RocArt)		
	02J - Site Masonry	\$	(10,000)
	Total Alternate 9	\$	(10,000)
10	Provide onsite structural fill material for Block 3A from borrow at Block 5		
	02A - Earthwork		Excluded

\*\* Fee, Insurance, and Bond Rates have not been included in Alternate Pricing. An adjustment will be made to the GMP based on the net effect of Accepted Alternates.

**Rockville Town Square**  
**Exhibit 11**  
**Contract Alternates**

No.	Description	Amount	
		Add	Deduct
	Total Alternate 10	\$	-
11	Pre-Augur rock with SPT = 50 blows/1" or more penetration for installation of piles 02E - Sheeting and Shoring	\$ 135,000	
	Total Alternate 11	\$ 135,000	
12	Provide insurance in accordance with Exhibit C of the Trade Contract if the Owner elects not to utilize an OCIP	<b>Incorporated into Contract Amount</b>	
	01A - Surveying	\$ 5,500	
	01B - Temporary Fence	Not Applicable	
	02A - Earthwork	\$ 47,800	
	02B - Site Utilities	\$ 35,000	
	02C - Site Concrete	\$ 4,455	
	02D - Asphalt Paving	\$ 3,000	
	02E - Sheeting and Shoring	\$ 10,750	
	02F - Pavers	\$ 4,765	
	02G - Granite Curbs	\$ 2,500	
	02H - Landscaping	\$ 18,000	
	02I - Building Demolition	\$ 36,948	
	02J - Site Masonry	\$ 2,500	
	02K - Dewatering	Not Applicable	
	02L - Traffic Signals	\$ 15,000	
	02M - Site Amenities	\$ 3,000	
	02N - Site Electric	\$ 26,628	
	02O - Fountains	\$ 5,000	
	Whiting-Turner	\$ 75,000	
	Total Alternate 12	\$ 295,846	
13	Modify specification to allow for backfill with the type of material found on-site. 02A - Earthwork	<b>Incorporated into Contract Amount</b>	
		\$ (225,000)	
	Total Alternate 13	\$ (225,000)	
14	Stockpile onsite material for reuse as backfill at the Owner's property at the corner of Key West and Seneca Roads 02A - Earthwork Allowance for SEC at Owner's Site	\$ (175,000) \$ 20,000	
	Total Alternate 14	\$ (155,000)	
15	Provide Payment and Performance Bond Sitenwork Public Garages Private Garages	<b>Incorporated into Contract Amount</b>	
		\$ 111,000 \$ 31,000 \$ 12,000	
	Total Alternate 15	\$ 154,000	

\*\* Fee, Insurance, and Bond Rates have not been included in Alternate Pricing. An adjustment will be made to the GMP based on the net effect of Accepted Alternates.

**Rockville Town Square  
Exhibit 11  
Contract Alternates**

No.	Description	Amount	
		Add	Deduct
16	Deduct for Public Garage Work Authorized Under this Agreement. To be enacted at the time of the Second Closing		\$ (4,165,000)
	Total Alternate 16		\$ (4,165,000)

\*\* Fee, Insurance, and Bond Rates have not been included in Alternate Pricing. An adjustment will be made to the GMP based on the net effect of Accepted Alternates.

**Rockville Town Square**  
**Exhibit 12**  
**Unit Prices**

No.	Description	Unit			Amount Add	Amount Deduct
1	Import of Clean Structural Fill (Placed)	CY	\$	17.10	\$	15.90
2	Export of Uncontaminated Fill	CY	\$	21.40	\$	17.10
3	Export of Uncontaminated Fill to Owner Lot (5 Miles)	CY	\$	4.65	\$	4.15
4	Cut/Fill Using Onsite Material	CY	\$	2.95	\$	2.65
5	Hazardous Materials (Per Environmental Report):					
	Fuel Oil	TON	\$	35.15		Not Applicable
	Gasoline	TON	\$	35.15		Not Applicable
	TCE	TON	\$	35.15		Not Applicable
	PCE	TON	\$	35.15		Not Applicable
	DCE	TON	\$	35.15		Not Applicable
	VC	TON	\$	35.15		Not Applicable



# MAYOR AND COUNCIL AGENDA

NO. 18

DEPT.: Community Planning and Development Services  
Contact: Judy Christensen, Planner III

DATE: July 21, 2004

**ACTION:** Authorization for staff to file a Historic District Sectional Map Amendment Application to rezone Lincoln Park, as illustrated on the attached map, from the R-60 zone to R-60 HD (Historic District) zone.

## ACTION STATUS:

FOR THE MEETING OF: 07/26/04

INTRODUCED

PUB. HEARING

INSTRUCTIONS

APPROVED

EFFECTIVE

## ROCKVILLE CITY CODE,

CHAPTER

SECTION

CONSENT AGENDA

**RECOMMENDATION:** Authorize staff to file a sectional map amendment with the purpose of rezoning the area and lots delineated on the attached map of Lincoln Park from the R-60 residential zone to the R-60 HD (Historic District) zone. The Mayor and Council may reduce the affected area but not increase it. Therefore, the entire area under discussion is included in the Map Amendment.

This will be the first step in the process to establish boundaries and appropriate methods to utilize in the preservation of the character and history of Lincoln Park. The public hearing on preservation of Lincoln Park is tentatively scheduled for December of 2004.

**IMPACT:**  Environmental     Fiscal     Neighborhood     Other:

If designated as a local district, the Historic District Commission and Mayor and Council will adopt specific guidelines for Lincoln Park that will be utilized to review and approve exterior alterations. Qualifying property owners will be eligible for County, State, and Federal tax credits if designated. If designated as a National Register District, property owners will also be eligible for tax credits. If not designated, individual properties may be demolished or altered without HDC approval.

## BACKGROUND:

The Mayor and Council received a letter dated August 1, 2002 from the Lincoln Park Civic Association requesting that the community be evaluated for historic designation. Fran Hawkins, President of the Lincoln Park Civic Association and Eileen McGuckian, Executive Director of Peerless Rockville, appeared before Mayor and Council on February 23, 2004 to nominate Lincoln Park as a potential historic district, and asked that the process run concurrently with the Lincoln Park Neighborhood Plan adoption. Preservation of Lincoln Park is currently recommended in the Draft Lincoln Park Neighborhood Plan with the area and methods to be determined. Lincoln Park was found eligible for the National Register of Historic Places by the Maryland Historical Trust in 1991.

Lincoln Park was evaluated for significance by the HDC on June 17, 2004. Speaking in favor of beginning the preservation process were Lincoln Park Residents Fran Hawkins, Wilma Bell, Anita Summerour, Bessie Corbin, and Reverend Phillip Davis. Suzanne Fisher, President of Peerless Rockville, also spoke in favor of proceeding with the preservation process. The Commission concurred with the Maryland Historical Trust significance and findings and recommended Lincoln Park to the Mayor and Council as eligible for historic district designation by a vote of 3-1. Chairman Anita Neal Powell was the dissenting vote. Her major concerns were the cost of compliance with historic district requirements for low-income homeowners and lack of public information.

Thirty-four individuals attended a community preservation meeting on July 20, 2004 to hear a summary of the Draft Neighborhood Plan and learn about the proposed preservation process. The audience had questions, but was receptive and eager to begin. Seventeen persons signed up to participate on the community preservation committee. The first committee meeting is August 10, 2004.

**PROCESS:** Property owners, civic organizations and interested parties were notified by first class postcards mailed June 9, 2004 of the review for a recommendation of significance and boundaries to the Mayor and Council of the City of Rockville at the June 17, 2004 HDC meeting. The agenda, Maryland Historical Trust finding of National Register eligibility, a brief history, and a boundary map were placed on the City's Internet web site. At the June 17 meeting, the HDC took testimony and comments on the archeological, architectural, historical, or cultural significance. The July 20, 2004 community meeting was advertised by direct mail to all addresses in Lincoln Park.

**PREPARED BY:**

*Judy Christensen*  
Judy Christensen, Preservation Planner

**APPROVE:**

*Robert Spalding*  
Robert Spalding, AICP, Chief of Planning

7-21-04

Date

**APPROVE:**

*Arthur D. Chambers*  
Arthur D. Chambers, AICP, Director, CPDS

7/21/04

Date

**APPROVE:**

*Catherine Tuck Parrish*  
Catherine Tuck Parrish, Acting City Manager

7/21/04

Date

**LIST OF ATTACHMENTS:**

- A. Site Map
- B. Memorandum from staff to the HDC regarding the Maryland Historical Trust finding of significance and eligibility for the National Register.
- C. Maryland Historical Trust Determination of National Register Eligibility.
- D. Maryland Historical Trust Historic Sites Inventory Form for Lincoln Park
- E. Lincoln Park Conservation Plan Milestones

## ATTACHMENT A



## Attachment B



City of Rockville

### MEMORANDUM

June 9, 2004

TO: HDC  
FROM: Judy Christensen, Preservation Planner  
SUBJECT: Lincoln Park Map Amendment Recommendation

There are four items in this section to consider in making an HDC recommending of significance and eligibility for historic district to the Mayor and Council. First is the 1991 Maryland Historical Trust Determination of Eligibility Form with National Register eligibility recommended under criteria A, "are associated with events that have made a significant contribution to the broad patterns of our history," and criteria C, "embody the distinctive characteristics of a type, period, or method of construction; represent a significant and distinguishable entity whose components may lack individual distinction."

The second item is the original 1979 Maryland Historical Trust Inventory Form prepared by Sharyn Duffin and Eileen McGuckian that was the basis for the MHT National Register determination. The third item is a map showing the proposed area to recommend to the Mayor and Council for purposes of Map Amendment discussion and consideration. Finally a copy of the March, 2004 Advisory Group Working Draft of the Lincoln Park Neighborhood Plan is provided for your information.

Items one and two should not require explanation, except to note that staff is proceeding with the structural survey and has been working with Sharyn Duffin and collecting oral histories to greatly expand the 1979 MHT Form. An updated form is in progress but not ready for comment.

The map includes all of Lincoln Park and the Lincoln High School property. As you are aware, the land area and boundaries reviewed in the Map Amendment process can be reduced, but not enlarged without starting over. Therefore, the recommendation is to include all Lincoln Park neighborhood property as well as the existing Lincoln High School Historic District as a starting point.

The March 2004 Working Draft has not received final approval from the Lincoln Park Neighborhood Plan Advisory Group. It needs to be introduced to the community for comment

Page 2  
June 9, 2004

before it goes through the public review and adoption process with the Planning Commission and the Mayor and Council. It will undoubtedly undergo changes before it is adopted.

The Historic Preservation Chapter (attached) recommends, on page 33 and 34, preservation through "National Register listing and a tiered system of a designated historic district that incorporates the best features of a neighborhood conservation district."

The actual boundaries of any local or national districts are as yet undetermined and will be considered and recommended through a series of meetings with staff, the community, and the Historic District Commission. It is anticipated that if all of Lincoln Park is designated as a local historic district, that the existing structures will be evaluated and categorized as landmarks, contributing, or non-contributing resources. Design guidelines for each category will be part of the preservation package and range from standard Secretary of the Interior/ Rockville Guidelines as used in other historic districts to guidelines with far less oversight for non-contributing buildings. The design document will address preservation of overall community character through features such as size of buildings, setbacks, placement on lots, lot coverage and other issues as would be appropriate through a conservation district.

This historic district application is unusual in Rockville in its basis on cultural and social history illustrated through existing buildings and community layout. Most other Rockville historic districts have been delineated by the concentration of similar architectural styles and types of structures, which exemplify the historical significance of a community. The existing historic structures in Lincoln Park are significant for their illustration of the historic development of this community during segregation rather than as a concentration of historic buildings during an architectural period. Due to this unique aspect, staff expects the community to be heavily involved in determining how contributing features of the community, its essential character, so to speak, can be preserved and how.

The Map Amendment for preservation will be part of the Neighborhood Plan process and move concurrently with it in intent, but is separate and will be adopted separately. The Neighborhood Plan recommends protection for the character of the community. The Map Amendment process will identify the type and level of protection and produce written guidelines.

Feb 09 04 01:33p  
To: Judy Christensen**Attachment C****MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

Property Name:	Lincoln Park Historic District		Inventory Number:	M: 26-15		
Address:			Historic district:	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	
City:	Rockville	Zip Code:	20850	County:	Montgomery	
USGS Quadrangle(s):	Rockville		Tax Account ID Number:			
Property Owner:	Multiple		Tax Map Number:			
Tax Map Parcel Number(s):			Agency:	Montgomery County/CDBG		
Project:	CDBG Rehabilitation		Date Prepared:			
Agency Prepared By:	Eileen McGuckian and Candy Reed		Preparer's Name:			
Documentation is presented in:	MHT Inventory Form M: 26-15		Preparer's Eligibility Recommendation:	<input checked="" type="checkbox"/> Eligibility recommended	Eligibility not recommended	
Criteria:	X A	B	X C	D	Considerations: A B C D E F G	
Complete if the property is a contributing or non-contributing resource to a NR district/property:						
Name of the District/Property:			Eligible:	<input type="checkbox"/> yes	Listed:	<input type="checkbox"/> yes
Inventory Number:			Date:			
Site visit by MHT Staff	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no	Name:			

Description of Property and Justification: (Please attach map and photo)

Lincoln Park Historic District is significant as one of the earliest and most highly-developed black communities in Montgomery County. The area which is roughly bounded by Stonestreet Avenue on the west, Lincoln Avenue on the south, Frederick Avenue on the north, and Horner's Lane on the east was founded by William Wallace Welsh, a Union veteran who platted the 8-acre subdivision in 1891. Welsh sold 1/4 acre lots to blacks for \$80 and the area grew briskly in the 1890s through the first decades of the 20th century. In 1935, Lincoln High School was constructed on the corner of Lincoln and Stonestreet Avenues. It is the oldest remaining high school building and only junior high school building constructed for black students in Montgomery County. Lincoln Park was annexed to Rockville in the 1950s.

Most of the 19th century and early 20th century buildings consist of simple, frame, vernacular two-story houses. Also included within the district are the Gothic Revival Mt. Calvary Baptist Church, the brick school building, and a community cemetery.

(The boundaries defined above need to be refined through a site visit. The actual NR boundaries would probably be smaller. Eileen McGuckian was consulted and was certain that there was an eligible district within this area.)

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended	<input checked="" type="checkbox"/>	Eligibility not recommended			
Criteria:	X A	B	X C	D	Considerations: A B C D E F G

MHT Comments:

Elizabeth Hannold  
Reviewer, Office of Preservation Services

Friday, December 13, 1991

Date

Ron Andrews  
Reviewer, National Register Program

Tuesday, December 17, 1991

Date

**Attachment D**

MARYLAND HISTORICAL TRUST

M: 26/15  
MAGI #

## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**NAME**

HISTORIC

Lincoln Park

AND/OR COMMON

**LOCATION**

STREET &amp; NUMBER

East of B &amp; O Railroad Tracks

CITY, TOWN

Rockville

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

**CLASSIFICATION**

## CATEGORY

## OWNERSHIP

## STATUS

## PRESENT USE

 DISTRICT PUBLIC OCCUPIED AGRICULTURE MUSEUM BUILDING(S) PRIVATE UNOCCUPIED COMMERCIAL PARK STRUCTURE BOTH WORK IN PROGRESS EDUCATIONAL PRIVATE RESIDENCE SITE PUBLIC ACQUISITION ACCESSIBLE ENTERTAINMENT RELIGIOUS OBJECT IN PROCESS YES: RESTRICTED GOVERNMENT SCIENTIFIC BEING CONSIDERED YES: UNRESTRICTED INDUSTRIAL TRANSPORTATION NO MILITARY OTHER**OWNER OF PROPERTY**

NAME

Multiple Owners

Telephone #:

STREET &amp; NUMBER

CITY, TOWN

STATE, zip code

VICINITY OF

**LOCATION OF LEGAL DESCRIPTION**

Liber #:

Folio #:

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

STREET &amp; NUMBER

CITY, TOWN

STATE

Rockville

Maryland 20850

**REPRESENTATION IN EXISTING SURVEYS**

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Park Historian's Office

STATE

CITY, TOWN

Rockville

Maryland 20855

1. Name: Lincoln Park
2. Planning Area/Site Number: 26/15      3. M-NCPPC Atlas Reference: Map 15  
Coordinate H-11
4. Address: East of B & O Railroad Tracks  
Rockville, Md.
5. Classification Summary
- |                    |                                       |   |                                     |   |
|--------------------|---------------------------------------|---|-------------------------------------|---|
| Category           | District                              | Previous Survey Recording <u>MNCPPC</u>         |                                     |   |
| Ownership          | private                               | Title and Date: <u>Historic Sites Inventory</u> |                                     |   |
| Public Acquisition | N/A                                   | 1976  |                                     |   |
| Status             | occupied                              | Federal   | <input checked="" type="checkbox"/> | State <input checked="" type="checkbox"/> County <input checked="" type="checkbox"/> Local <input type="checkbox"/> |
| Accessible         | no                                    |   |                                     |   |
| Present use        | park; private residence;<br>religious |   |                                     |   |
6. Date: late 19th century      7. Original Owner: William Wallace Welsh
8. Apparent Condition
- |         |            |                  |
|---------|------------|------------------|
| a. good | b. altered | c. original site |
|---------|------------|------------------|
9. Description: This is a mostly residential area that contains a mixture of housing types. Building material is most often frame, although there are a number of modern brick structures.  
 Probably the best group is situated on Horner's Lane opposite Southlaw Lane. The focal point here is Mt. Calvary Baptist Church, a Gothic Revival building with some sophisticated details. Immediately south of the church are two frame dwellings; one has a gable facade with inset open porch on the second story, the other is L-shaped with three-bay main facade, brick foundation, open Victorian porch, and stamped patterned tin roof material.  
 Other notable buildings are 302 Lincoln Avenue, a three-bay two-story detailed brick row house; 327 Lincoln, a three bay by two bay, cross gable 2½ story house with German siding and open porch; 319 Lincoln, a small two bay by one bay, 2½ story stuccoed house; 615 Douglass, with hipped roof and porch; Lincoln High School; and the Fishermen's Cemetery at Horner's Lane and Frederick Avenue.
10. Significance:  
 Lincoln Park is one of the first real estate ventures in Montgomery County intended for sale to blacks.  
 To Rockville in 1865 came William Wallace Welsh, a former Hyattstown resident and Union soldier. By 1884 he had saved enough to open his own business, a general store near the railroad tracks. In 1891 he purchased 8.06 acres at \$100 per acre, buying another 7.1 acres the following year. He subdivided the property into quarter-acre lots, and sold them to blacks for \$80 each.  
 By the time of Welsh's death during WW I, most lots had been sold, and about 30 houses had been constructed, among them rental units belonging to Welsh. Fourteen pre-1920 structures remain. Workers from Lincoln Park were employed on surrounding farms, on the railroad or mills or in town, and at large homes and hotels in Rockville. The community was bound by friendship, blood, and marriage. The children attended a segregated 2-room school. The black churches and fraternal and social organizations served the area and cemetery was begun in 1917.  
 Lincoln Park was enlarged by several additions and subdivisions. The first black high school in the County was opened here in 1935. Lincoln Park became part of the City of Rockville in 1949, enabling them to acquire City water and sewer, paved streets, and recreational facilities.
11. Researcher and date: Sharyn Durrin/June 1979      Michael Dwyer/Eileen McGuckian  
Arch. Desc.      14. Designation
12. Compiler: Eileen McGuckian      13. Date Compiled: 10/79  
Approval
15. Acreage:

DESCRIPTION

CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

CHECK ONE

UNALTERED  
 ALTERED

CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a mostly residential area that contains a mixture of housing types. Building material is most often frame, although there are a number of modern brick structures.

Probably the best group is situated on Horner's Lane, opposite South lawn Lane. The focal point here is the Mt. Calvary Baptist Church, a Gothic Revival building with a number of sophisticated details. The building is now covered with a modern, yellow-tile type of brick veneer. The central entrance is in the east gable facade. The door is flanked by slim pilasters, and narrow stained glass windows. Above the door is a large circular stained glass window. Immediately south of the church are two frame dwellings. The first of these (606 Horner's Lane) is a white, two-story, gable-facade structure, with an inset open porch at the upper level. There is a rail with turned posts here. There is a central chimney. South of this, also facing east, is a two-story house with an A-roof and clapboard siding (604 Horner's Lane). It sits on a brick foundation and has a three-bay main facade, with the door in the north-end bay. An open Victorian porch crosses the front. A two-story ell extends to the rear (north). The chimneys are stove-types, and the roof is covered with stamped, patterned tin.

Nearby, at 302 Lincoln Ave., is a three-bay, two-story brick building with a flat roof and interior chimney. (It is now painted pink.) It resembles a detailed row or town house, such as those seen in Washington, Baltimore or Laurel. It has a number of ornamental features highlighted by molded brick work, such as in the window arches. The window sills appear to be of stone.

327 Lincoln is a three bay by two bay, cross-gable  $2\frac{1}{2}$  story house. The central door with sidelights opens onto a porch with simple vertical detailing. Windows are two-over-two double-hung, and there is a half moon decorative ventilator in the center gable. The walls are covered with German siding capped by a patterned tin roof. There is an interior end chimney in the main block and another in the rear addition. There is a cinderblock and wooden barn behind the house.

319 Lincoln is a small two bay by one bay,  $2\frac{1}{2}$  story house. It is frame covered with stucco, and has a gable roof. Windows are six-over-six double-hung, and the front porch has three chamfered posts. There is a two bay by two bay rear addition, and a small one story shed roof addition with chimney. A barn/garage sits behind the house.

615 Douglass is three bays by two bays,  $2\frac{1}{2}$  stories with a hipped roof. The house and roof are sheathed in asbestos. There is a porch around two sides of the house, and a small side addition with complementary roof.

Montgomery County's first Negro high school (later junior high school) is located at the corner of Lincoln and Stonestreet Avenues; this brick building is now used by the school's maintenance department.

The Fishermen's Cemetery is located on a hill at the junction of Horner's Lane and Frederick Avenue.

# SIGNIFICANCE

		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW							
PERIOD		ARCHEOLOGY-PREHISTORIC	X COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION				
<input type="checkbox"/> PREHISTORIC		<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE				
<input type="checkbox"/> 1400-1499		<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE				
<input type="checkbox"/> 1500-1599		<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN				
<input type="checkbox"/> 1600-1699		<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER				
<input type="checkbox"/> 1700-1799		<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION				
<input checked="" type="checkbox"/> 1800-1899		<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> X OTHER (SPECIFY)				
<input type="checkbox"/> 1900-			<input type="checkbox"/> INVENTION		Black History				

SPECIFIC DATES late 19th century

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Lincoln Park is significant as one of the first real estate ventures in Montgomery County intended for sale to blacks. The origins of Lincoln Park, therefore, differ from those of earlier black settlements which usually trace their origin to a gift or purchase of land by freed slaves.

Prior to the Civil War, there were few black land owners in the County, and most of these were located in the Quaker Community of Sandy Spring. The majority of Montgomery County black communities were established after the War. By 1880 the Rockville area had five major concentrations of blacks -- on Falls Road, Janetta, along Dover Road and in Avery near Rock Creek, and in the central part of the Town itself.<sup>1</sup>

To Rockville in 1865 came William Wallace Welsh, a former Hyattstown resident and Union soldier. He clerked in John H. Higgins' general store and by 1884 had saved enough money to start his own business. He constructed a store near the railroad tracks and employed a number of blacks. Some of Welsh's employees and regular customers were to become early residents of Lincoln Park.

Welsh purchased 8.06 acres of land at \$100 per acre from Chandler Keys in 1891,<sup>2</sup> and another parcel of 7.1 acres from the estate of Mary Dodd the following year.<sup>3</sup> Welsh subdivided the 8.06 acre parcel into 53 lots (each approximately 50' by 200') and sold them for \$80 each. The first sale came in May 1891. The Dodd property was platted the following year as "The First Addition to Lincoln Park".<sup>4</sup>

By 1904 over two-thirds of the Welsh property had been sold, many purchasers buying two or more contiguous lots. By 1920 fewer than 30 houses had been constructed in Lincoln Park, among them at least seven rental units belonging to Welsh; 14 pre-1920 structures remain.

Many of the men worked on surrounding farms, on the railroad, at Hickerson's mill, at Welsh's store, or as skilled craftsmen. The women were domestics in the large homes in the West End and in the hotels which accommodated weekend and summer guests from Washington. The community was bound by friendship, blood, and marriage. The children attended a segregated two-room school. Two black churches were available nearby, as were a number of fraternal and social organizations.

In 1906 Lincoln Park was extended north and east to include what was known as the Griffith tract.<sup>5</sup> Part of this tract was purchased by the Order of Galilean Fishermen in 1917 for use as a cemetery;<sup>6</sup> this fraternal order provided disability and death benefits for its members, and buried its dead here. It is still in use.

(Continued on Attachment Sheet A)

CONTINUE ON SEPARATE SHEET IF NECESSARY

## Attachment Sheet A

## Lincoln Park

The Griffith property was sold between 1910 and 1926. After Welsh's death during the influenza epidemic during World War I, his widow sold all but one of the remaining lots. By 1926 virtually all of Lincoln Park was under black ownership.

In 1926 Harrison L. England, a white landowner, platted "England's Second Addition to Lincoln Park" into 186 lots,<sup>7</sup> and for the next 40 years sold vacant lots and then lots with houses on them. England's Addition more than doubled the area of Lincoln Park and established the present boundaries. (England also developed "Croydon Park", an adjacent community for whites.)

In 1935 the Montgomery County Board of Education moved an abandoned building from Takoma Park to use as Lincoln High School. As a result, for the first time black students in Montgomery County were able to attend school beyond the seventh grade without having to go into Washington, D.C. Black students from all parts of the County were bused to Lincoln. In 1950 Carver High School opened in Rockville, and Lincoln was used as a junior high school until its closure in 1958.

Residents of Lincoln Park in 1949 petitioned the Mayor and Council of Rockville for incorporation into the City, and this was accomplished by spring of that year. In the 1950s streets were paved, houses were attached to the water system, and curbs and gutters were provided to Lincoln Park. Multiple-family housing was constructed in the 1950s and 1960s, and recreational facilities have been added.

Lincoln Park today is a low-to-moderate income, predominantly black, community of approximately 320 households. Most of the residents own their own homes. The community remains close-knit and basically intact physically.

FOOTNOTES:

1. Hopkins Atlas (1879; U.S. Census (1880).
2. Land Records of Montgomery County, Md., JA 23/193 (February 3, 1891).
3. Ibid., JA 33/265 (1892).
4. Ibid., Plats B34 and B35.
5. No plat has been found, but deeds refer to one filed November 17, 1906.
6. Land Records, op. cit., 264/199 (June 12, 1917).
7. Ibid., Plat 342 (October 1926).

## **MAJOR BIBLIOGRAPHICAL REFERENCES**

U.S. Census Records

Land Records of Montgomery County, Md.

Duffin, Sharyn, "Lincoln Park Historic District", prepared for  
The Afro-American Institute for Historic Preservation and  
Community Development (February 1978).

Hopkins Atlas, 1879

CONTINUE ON SEPARATE SHEET IF NECESSARY

## **GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

### VERBAL BOUNDARY DESCRIPTION

The community is bordered by the B & O tracks to the west, an industrial zone and a gas field to the north, Southlawn Industrial Park on the east, a residential area on the southeast, and another industrial zone on the southwest.

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

## **FORM PREPARED BY**

NAME / TITLE

Sharyn Duffin

Michael Dwyer/Eileen McGuckian  
Architectural Description

DATE

June 1979

TELEPHONE

926-4510

STATE

Maryland 20753

ORGANIZATION

Sugarloaf Regional Trails

STREET & NUMBER

Box 87

CITY OR TOWN

Dickerson

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

**LINCOLN PARK HISTORIC PRESERVATION**  
**May 5, 2004**  
**Revised July 2004**

MILESTONES/ACTIVITIES	ORIGINAL TARGET DATE	CURRENT TARGET DATE	COMPLETION DATE	NOTES
Lincoln Park Civic Association requests M&C to authorize preservation of Lincoln Park.			Feb 2004	
Begin Survey of Existing Conditions/Data Collection		Jan-Sept. 2004		
Community meeting on Neighborhood plan	5/18/2004	5/18/2004	5/18/2004	Introduce Neighborhood Plan with Preservation Options
HDC Boundary Review and Recommendation	5/20/2004	6/17/2004	6/17/2004	Recommendation to M&C
Advisory Group approval of Draft Neighborhood Plan for LP	May 2004	7/15/04		
Community meeting on preservation strategies	5/26/2004	7/20/04		Formation of Preservation Tools Committee
Mayor and Council MAP authorization	5/24/2004	7/26/2004		Authorization to file Map Amendment Application
Meeting with Preservation Tools Committee	6/2/2004	Late July		
Meeting with Preservation Tools Committee	6/16/2004	August, Sept		
Community Consensus Meeting	Sept 2004	October		Presentation of preservation plan to community
Prepare Guidelines	Oct 2004	September		
Public outreach program		May-Sept 2004		Exhibit at Community Center; Peerless Rockville; Lincoln Park Partners
Presentation of Design Guidelines to Preservation Tools Committee	Nov 2004			
Planning Commission public hearing	Nov 2004			
Mayor and Council public hearing	Nov 2004			